

# *SMALL HOMES*

KEYED TO THE TIMES



NEW EDITION



PRICE **50c**

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# HOMES

FOR VARIOUS  
FAMILY BUDGETS



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These homes are presented for the consideration of today's home builder and conform to many special requirements in keeping with the times. For example, many of the homes shown provide for a complete yet relatively small original house that may be increased in size at some future time, either by adding to the basic structure or completing upstairs rooms. Garage apartments and home income ideas are also introduced here.

In the "homes that can grow" such plans are illustrated as:

- 3, 4 or 5 room plan, add 1 bedroom.
- 4 room plan, add dining room and 2 bedrooms in attic.
- 4 room plan, add 2 bedrooms and garage.
- 3 room plan, build future bedrooms in attic.
- 3 room plan, add new living room and porch, garage, etc.

The home designs in this book represent the combined architectural skill of many specialists in small home design. All of the factors which have a bearing upon today's selection of a home design have been given full consideration. The three most important of them are: attractiveness, economy, and efficiency or practicality.

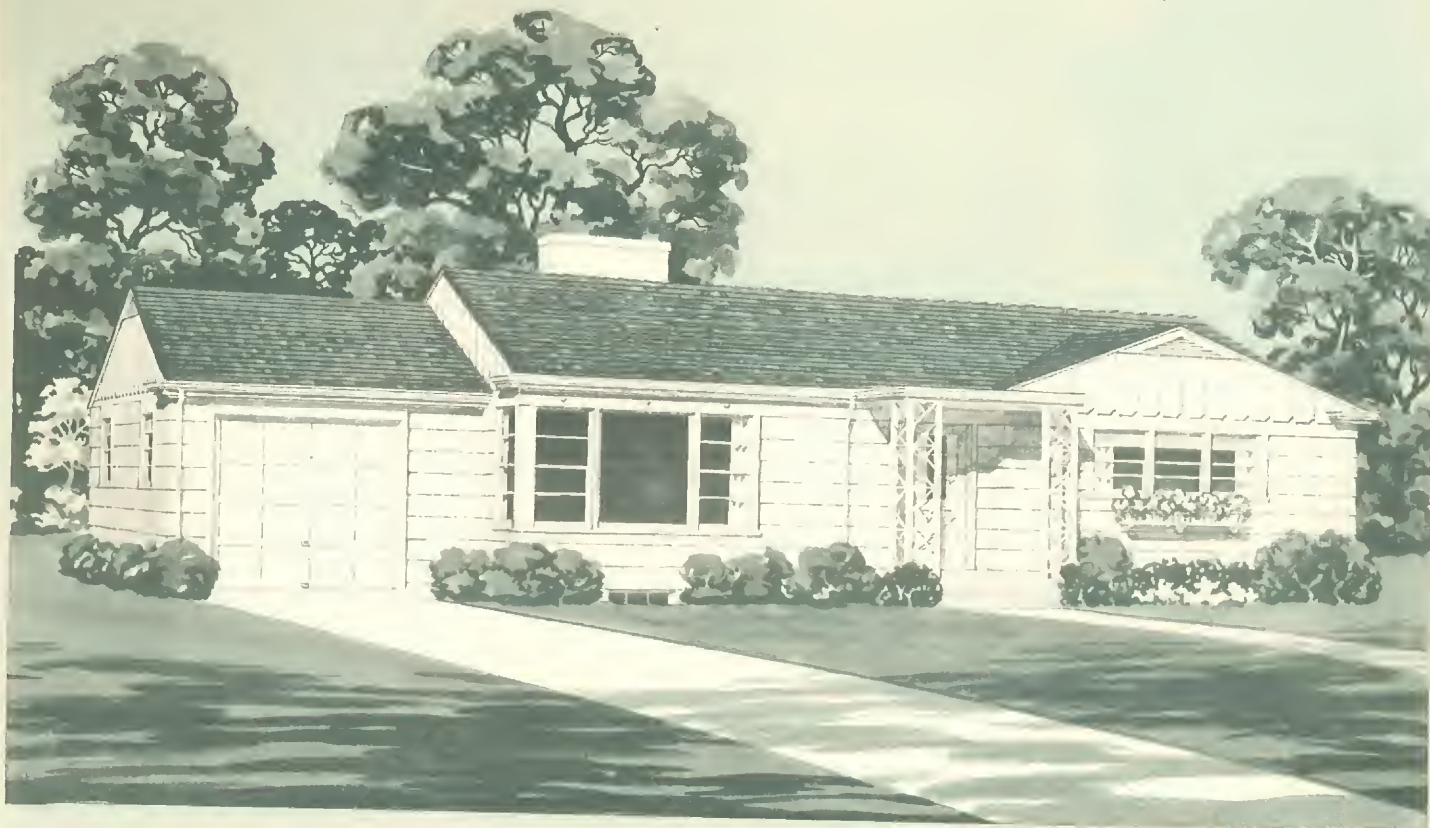
Efficiency and economy in the construction of these homes are achieved by:

1. Efficient engineering of the plans for use of stock lumber sizes and standardized materials and equipment.
2. Dimensioning of plans for use of framing lumber in even lengths, thereby minimizing waste of material and labor.
3. Engineering for the use of modular millwork and other modular coordinated products.

Our experience in home construction, knowledge of materials, trade conditions, and finance are at your disposal at all times. Please feel free to come in and discuss any phase of home building with us, for we welcome such discussions, and you have our absolute assurance that they will entail no obligation on your part.





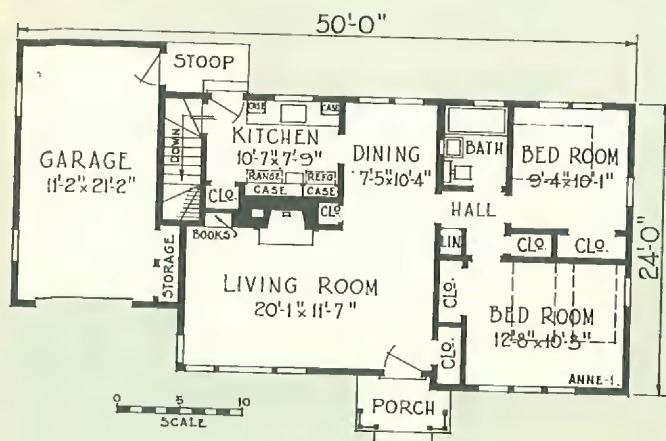


# The Anne •

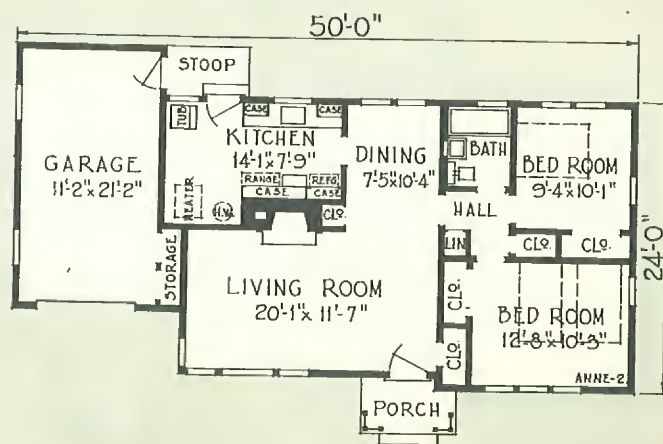
PLANNED WITH AND WITHOUT  
BASEMENT

Ceiling Height ..... 8 Ft.  
Height of Basement, Plan 1..... 7 Ft.

The low rambling lines of this home with wood shingle side walls are most modern and pleasing. Although this is a four room home the dining space could almost be considered another room and certainly the plan has five room efficiency. Note the natural fireplace in the living room and the large storage closet in the attached garage.



PLAN 1, WITH BASEMENT  
18,850 CUBIC FEET

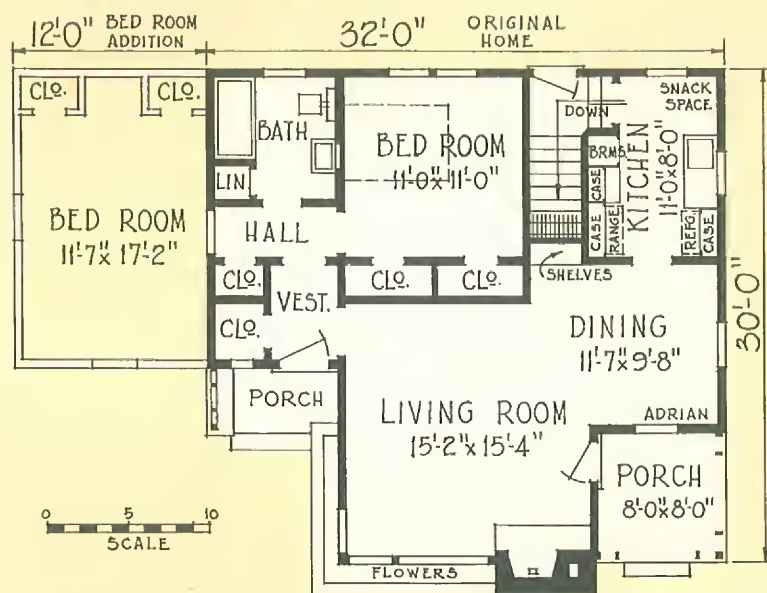


PLAN 2, WITHOUT BASEMENT  
13,585 CUBIC FEET



## The Adrian •

WITH BED ROOM ADDED



ORIGINAL HOME, 14,985 CUBIC FEET  
BED ROOM ADDITION, 2,590 CUBIC FEET

The original home provides a large living and dining area and many useful features are incorporated in both the exterior and the interior. At a later date another large bedroom may be added as shown in the illustration above and in the floor plan.

Ceiling Height .....8 Ft.  
Basement Height .....7 Ft.



ORIGINAL HOME



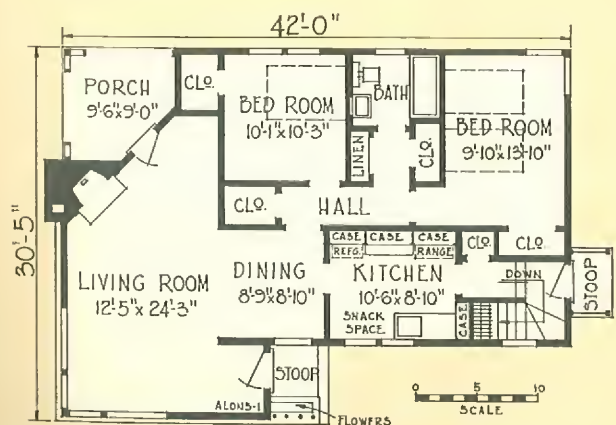


## The Alons •

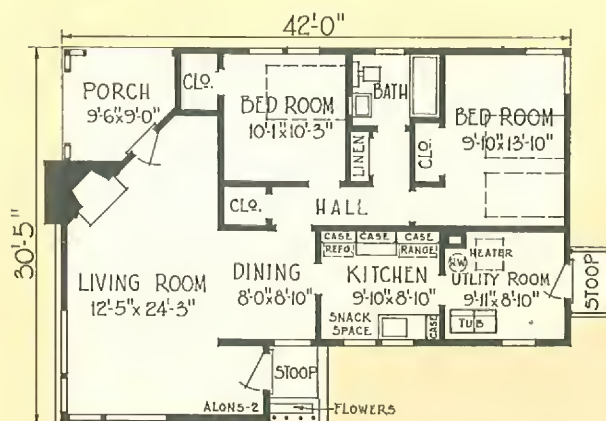
TWO PLANS AVAILABLE

Ceiling Height ..... 8 Ft.  
Height of Basement, Plan 1..... 7 Ft.

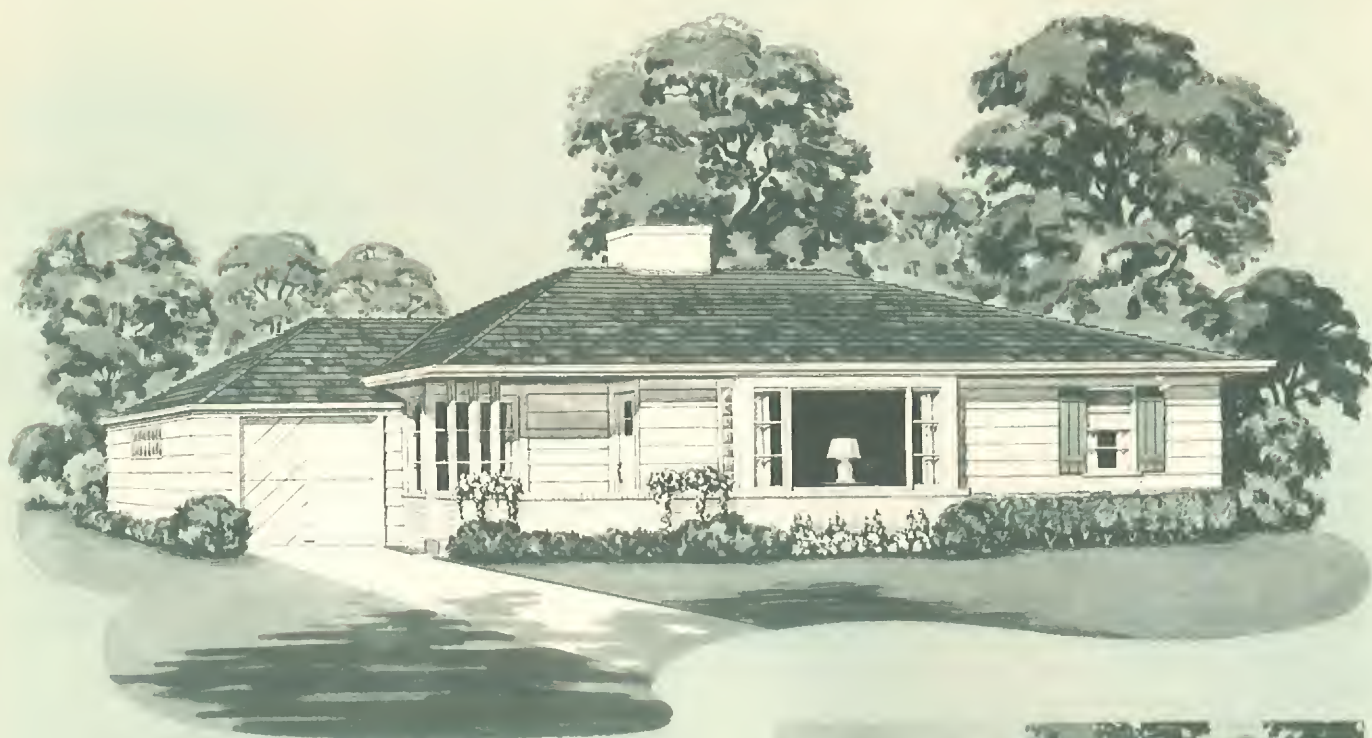
This home design features the hip roof. Both horizontal and vertical siding are employed to achieve a contrasting effect that is highly pleasing. Brick is introduced at the front and extending along the porch to form a very interesting flower box. There is a small snack space in the kitchen for intimate family use.



PLAN 1, WITH BASEMENT  
19,925 CUBIC FEET



PLAN 2, WITHOUT BASEMENT  
13,557 CUBIC FEET



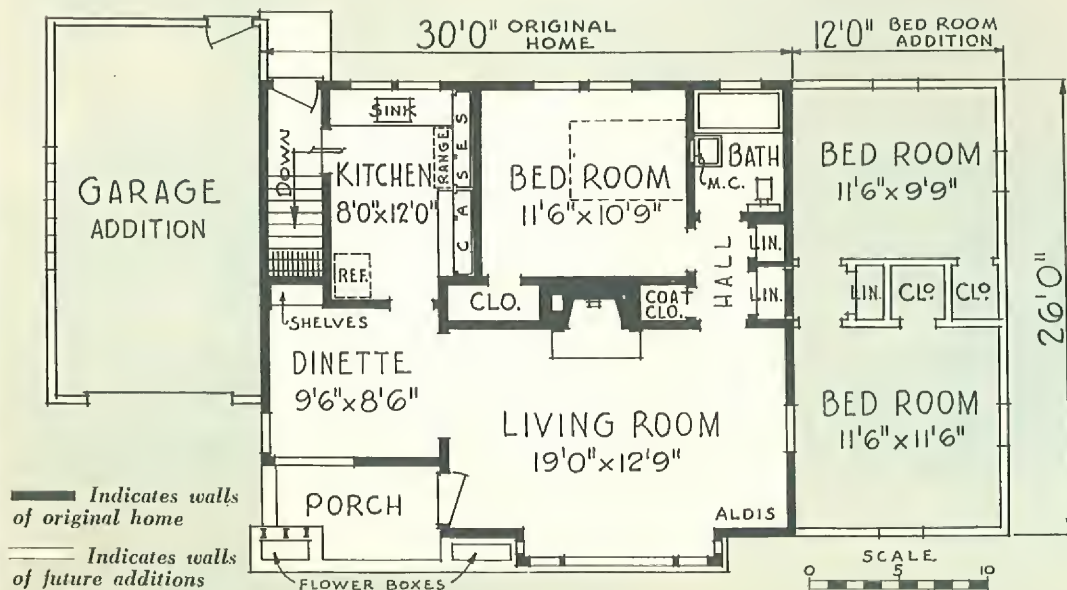
## The Aldis •

### DESIGNED FOR FUTURE EXPANSION

This original modern four-room home is complete with all comforts and conveniences, yet it offers to many the solution of their problem, immediate ownership, providing for present needs. This thoughtful planning offers the opportunity to postpone but not sacrifice the luxury of a future attached garage and room additions in a simple and practical manner.



ORIGINAL HOME



CUBIC CONTENTS OF  
ORIGINAL HOME  
15,045 CU. FT.

«»

CUBIC CONTENTS OF  
BED ROOM ADDITION  
4,475 CU. FT.

«»

CUBIC CONTENTS OF  
GARAGE ADDITION  
2,900 CU. FT.

«»

Ceiling Height.....8 Ft.  
Basement Height.....7 Ft.



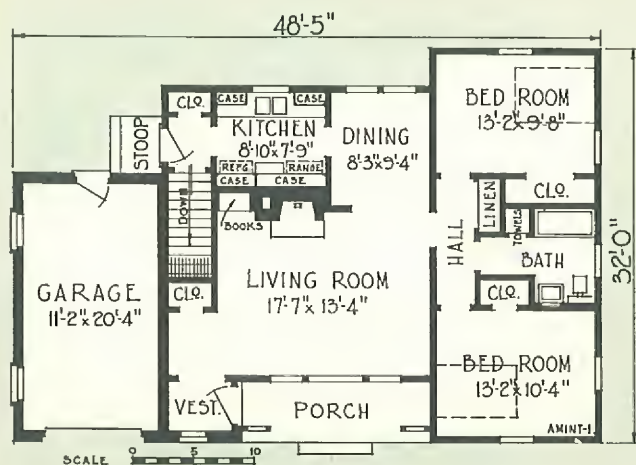


## The Amint •

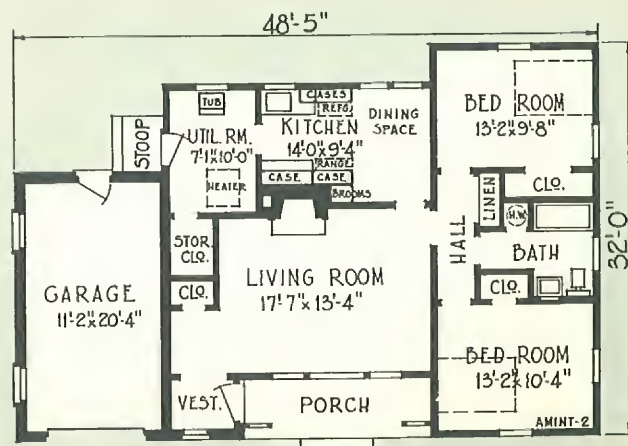
WITH BRICK GARAGE ATTACHED

Ceiling Height ..... 8 Ft.  
Basement Height, Plan 1..... 7 Ft.

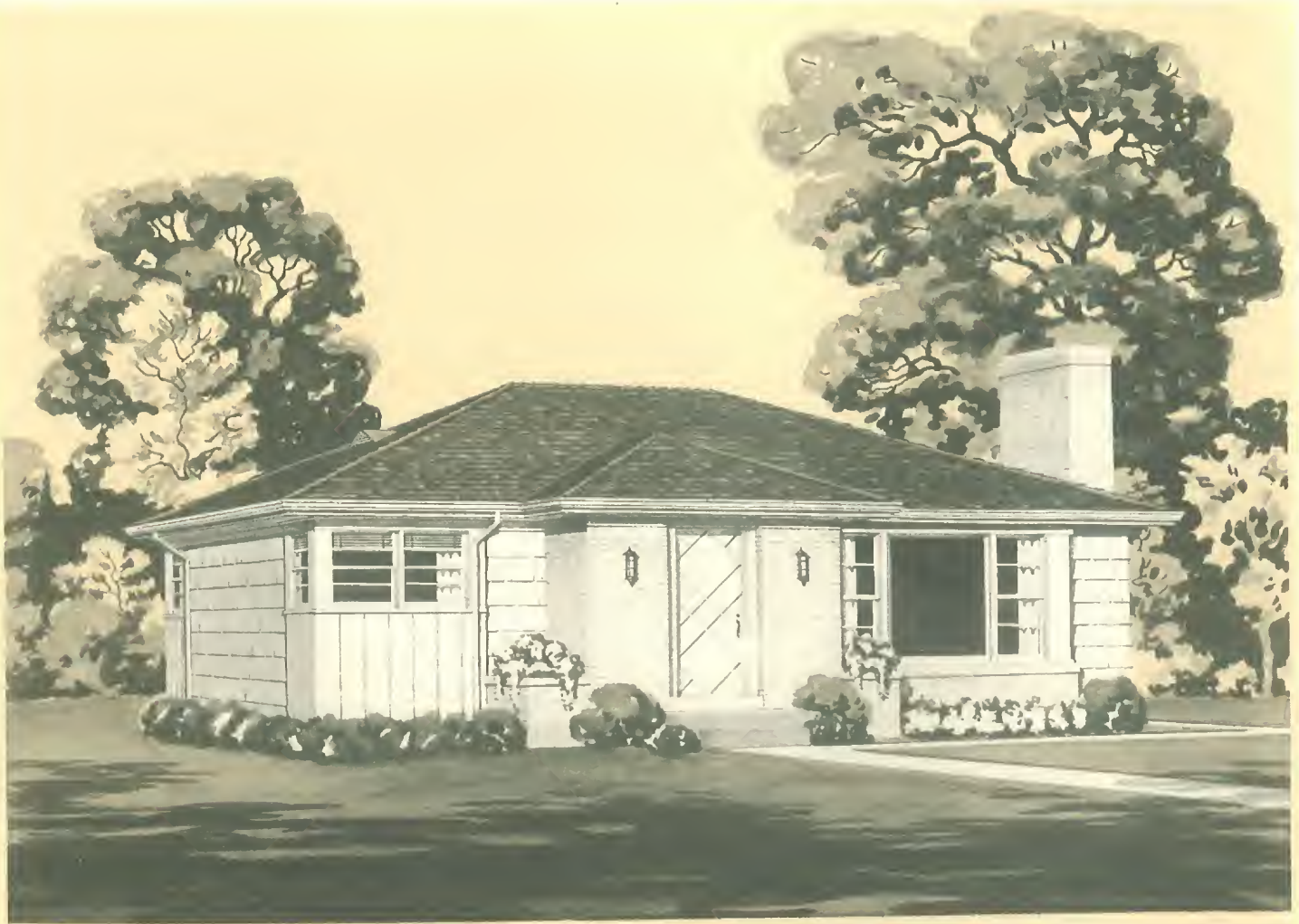
Basically a modern Colonial design, this home with its attached garage gives an impression of unusual width frequently associated with the ranch type home. The construction is frame for the most part but the garage and the front vestibule walls provide a pleasing contrast in brick. The wide picture window of the living room overlooks the large entry porch.



PLAN 1, WITH BASEMENT  
23,045 CUBIC FEET



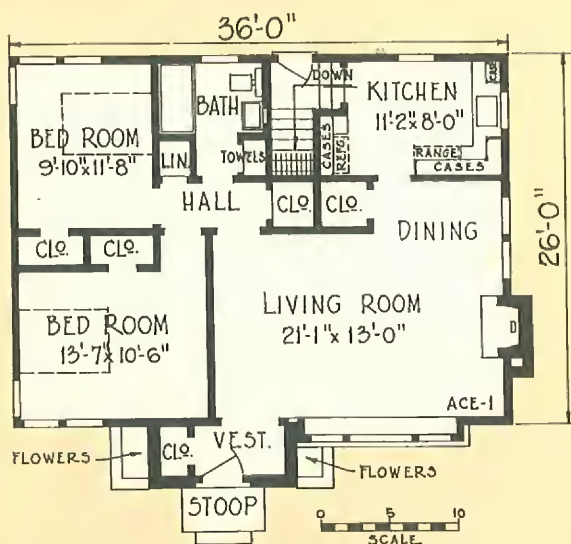
PLAN 2, WITHOUT BASEMENT  
16,995 CUBIC FEET



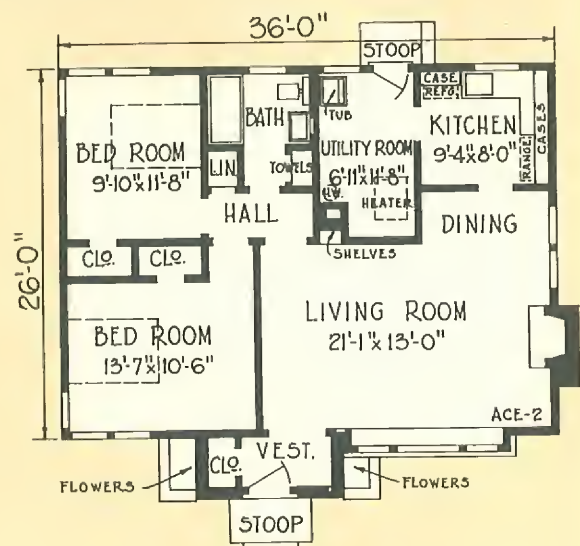
## The Ace •

Ceiling Height .....8 Ft.  
Basement Height, Plan 1.....7 Ft.

This four room modern frame home with brick introduced at the vestibule and under the large picture window is an unusually attractive western bungalow. The living room, with an area devoted to dining also has a natural fireplace. Plan 1 provides a basement and Plan 2 a spacious utility room.

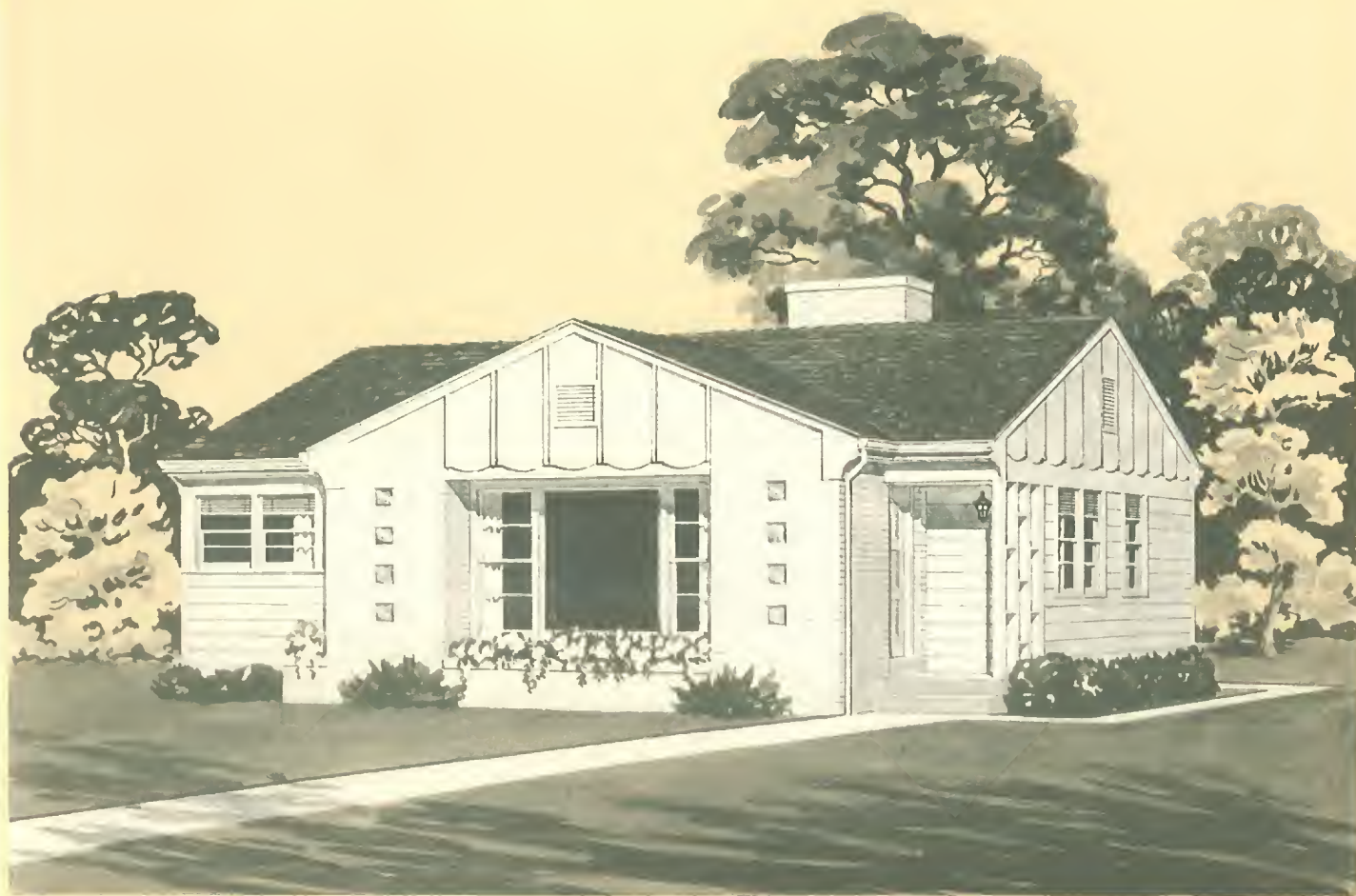


PLAN 1, WITH BASEMENT  
16,710 CUBIC FEET



PLAN 2, WITHOUT BASEMENT  
12,370 CUBIC FEET



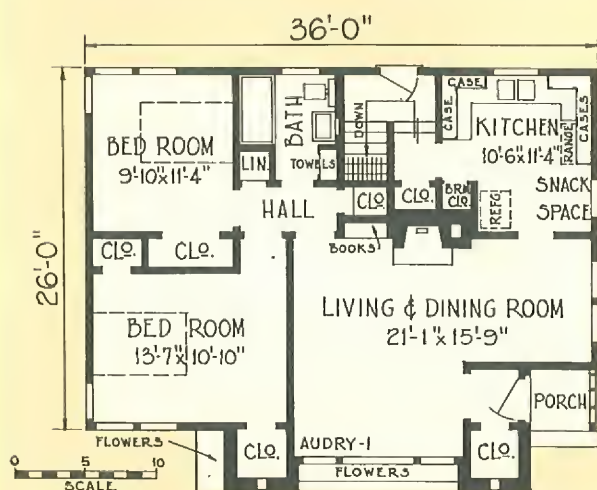


## The Audry •

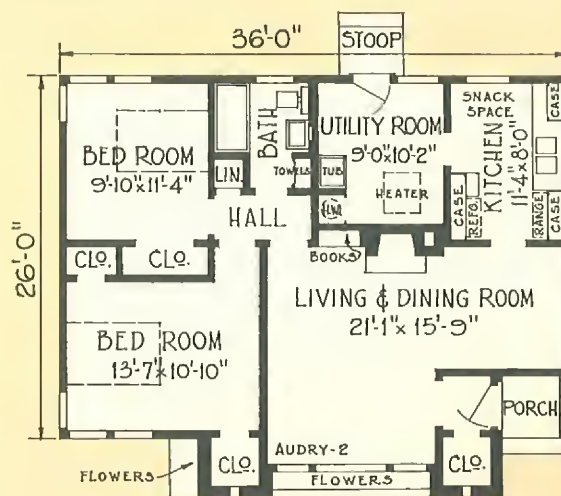
### MODERN DESIGN

Ceiling Height ..... 8 Ft.  
Basement Height, Plan 1..... 7 Ft.

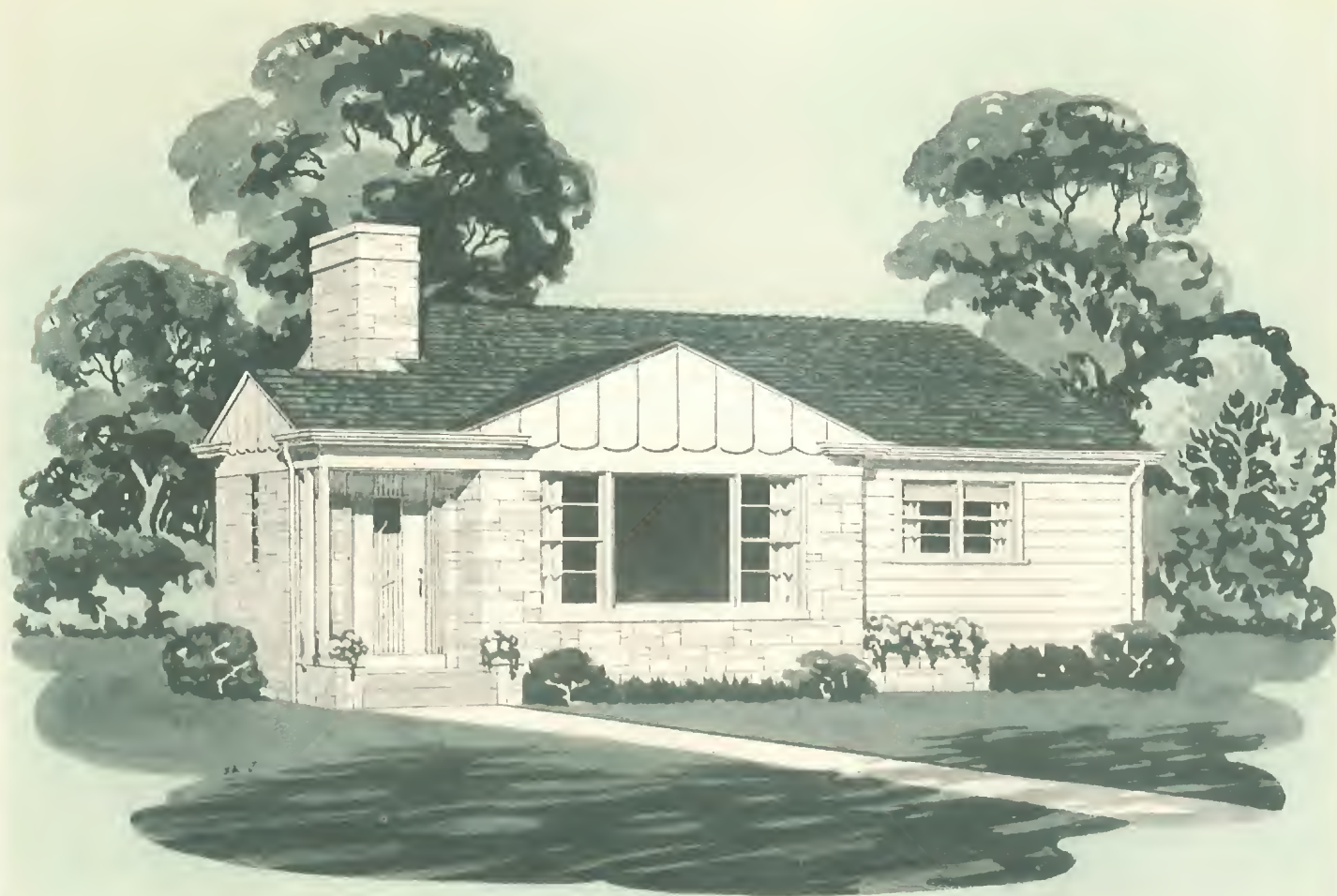
This modern design combines horizontal and vertical siding as well as brick and glass block in unusually pleasing proportions. The large picture window overlooking a brick flower box dominates the front view and the modern corner windows in the bedrooms add another ultra-modern note. The dining area which is actually a part of the living room affords the efficiency of another room.



PLAN 1, WITH BASEMENT  
18,807 CUBIC FEET



PLAN 2, WITHOUT BASEMENT  
13,093 CUBIC FEET

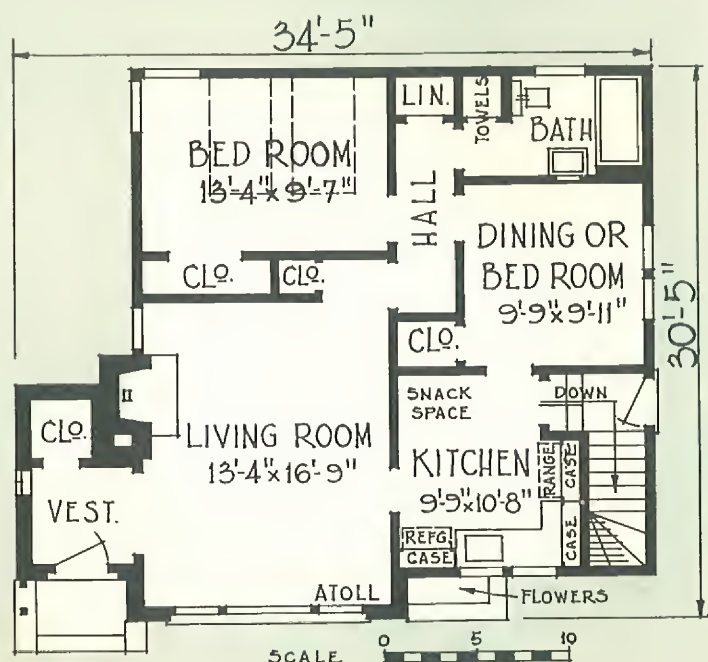


## The Atoll •

### A VERSATILE PLAN

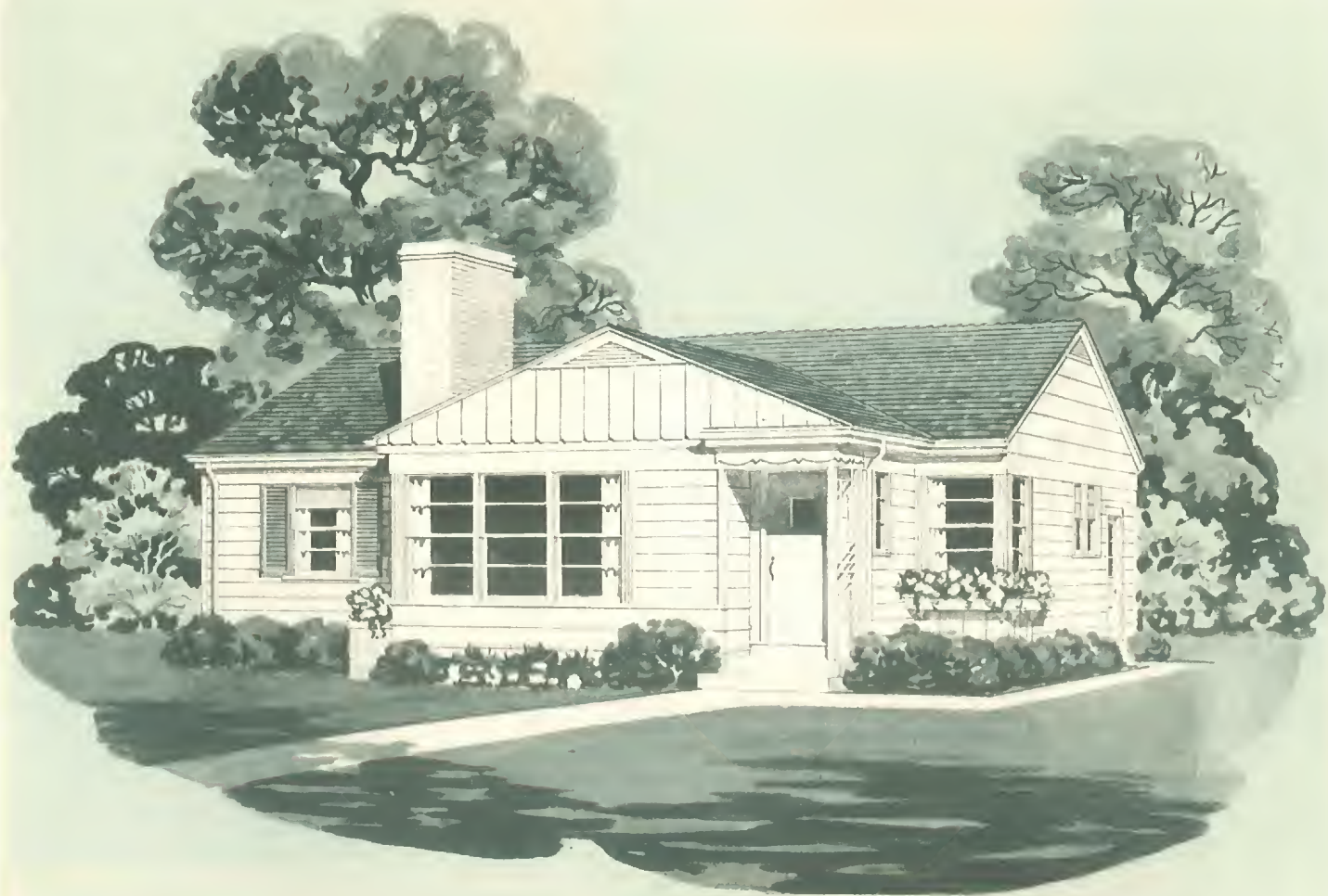
The floor plan of this modern four room home is unusually versatile. Just off the kitchen there is a large dining room which may be readily converted to a bedroom because there is also a large snack space in the kitchen. The vestibule with guest closet and the natural fireplace in the living room are also important features. The large bedroom will easily accommodate twin beds. Note, as well, the built-in towel and linen cabinets in the bath.

Ceiling Height .....8 Ft.  
Basement Height .....7 Ft.



17,150 CUBIC FEET

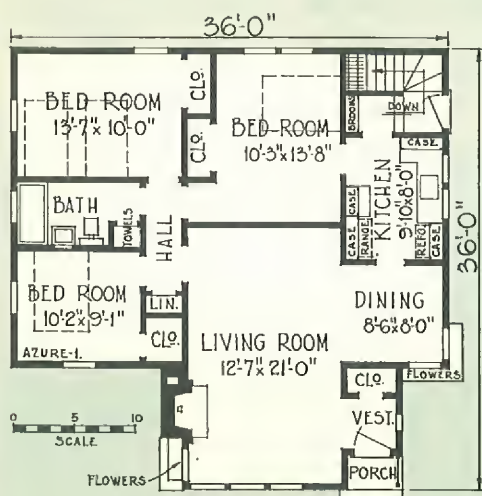




## The Azure •

FEATURES THREE BED ROOMS

This home, although not large, is immeasurably spacious. It contains three bedrooms one of which is sufficiently large enough to accommodate twin beds and plan 1, has a dining area just off the living room that very effectively eliminates the necessity of a room set aside for that purpose. In plan 2 this dining space is incorporated at one end of the kitchen.

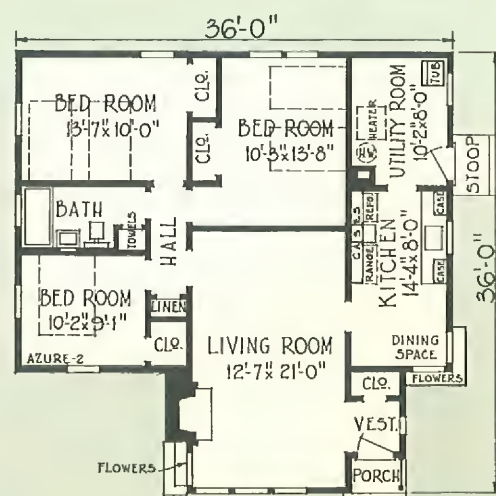


PLAN 1, WITH BASEMENT  
20,785 CUBIC FEET

Ceiling Height ..... 8 Ft.

Basement Height

Plan 1 ..... 7 Ft.



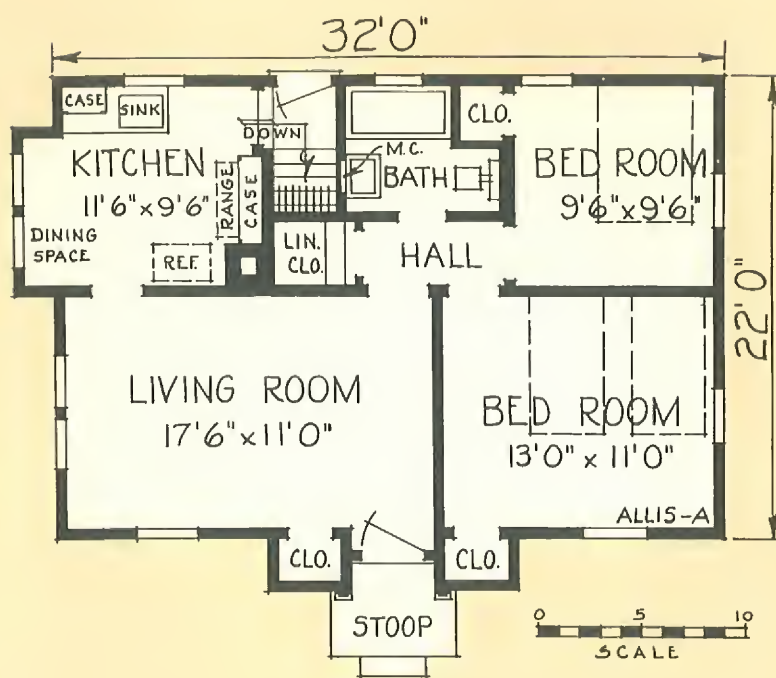
PLAN 2, WITHOUT BASEMENT  
14,160 CUBIC FEET



↑ DESIGN A ↓

## The Allis •

The "Allis" gives a choice of five distinct designs. These homes will appeal particularly to those with small families who appreciate individual characteristics. The floor plans include four large rooms which are really equal to five rooms in comfort, equipment and efficiency thereby assuring a permanent basis for true economy. These homes are suitable and appropriate to any location or neighborhood.



THE BASIC FLOOR PLAN

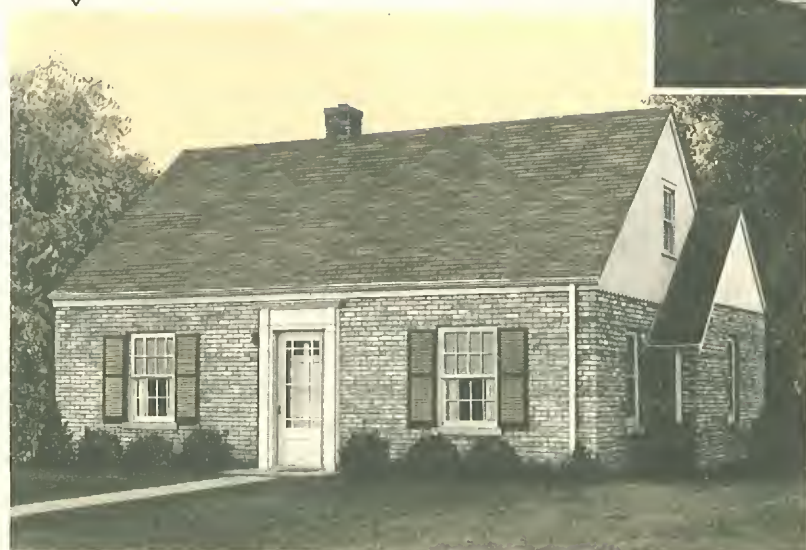
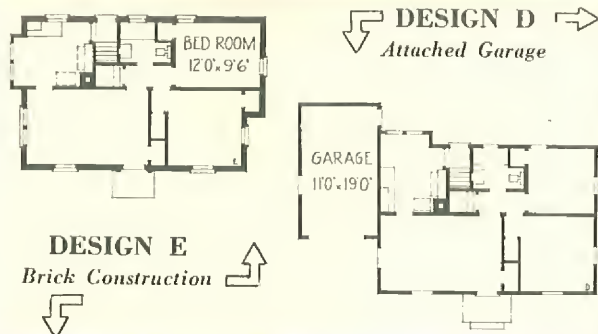
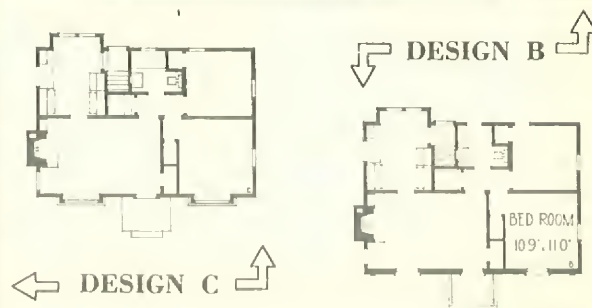
See Alternate Exteriors on Page 11.



# The Allis •

ILLUSTRATING VARYING  
EXTERIOR DESIGNS FOR  
SAME BASIC FLOOR PLAN  
SHOWN ON PAGE 10.

When ordering working plans, men-  
tion design selected—whether A-B-C-  
D or E.



## CUBIC CONTENTS

DESIGN A	15,020 CU. FT.
DESIGN B	14,790 CU. FT.
DESIGN C	14,525 CU. FT.
DESIGN D	14,330 CU. FT.
GARAGE	2,300 CU. FT.
DESIGN E	15,625 CU. FT.

Ceiling Height .....8 Ft.  
Height of Basement.....7 Ft.

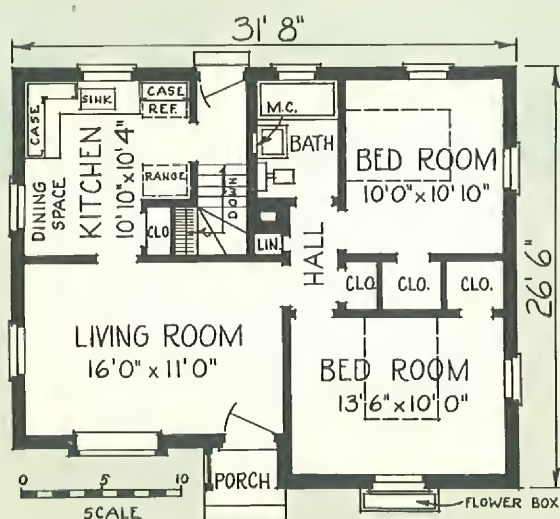




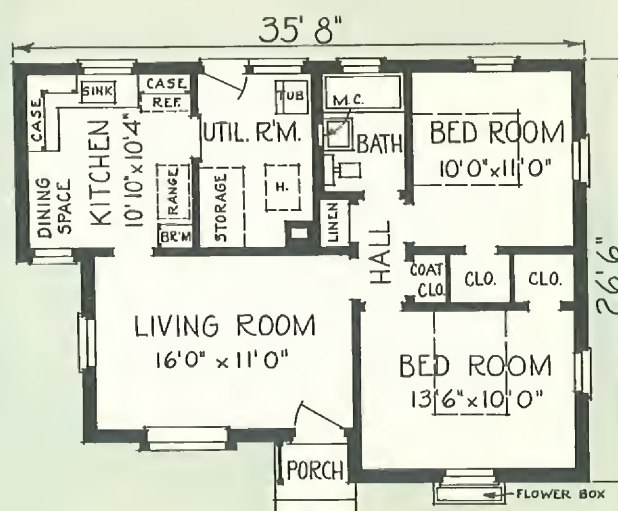
## The Abert •

BRICK CONSTRUCTION

This substantial home of four rooms offers all the comforts of modern living and the efficiency of five rooms. The colorful brick exterior and large view window are pleasing features.



PLAN 1, WITH BASEMENT  
14,950 CUBIC FEET



PLAN 2, WITHOUT BASEMENT  
11,430 CUBIC FEET

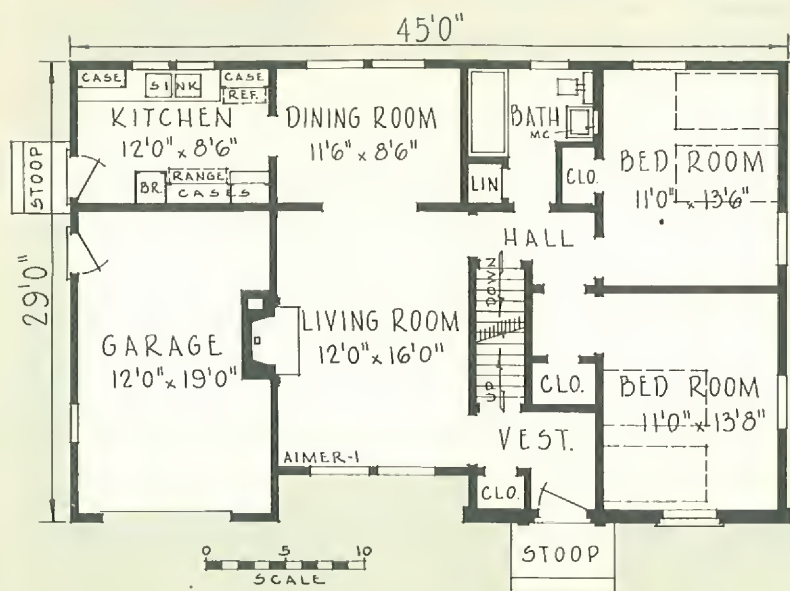
Ceiling Height ..... 8 Ft.  
Height of Basement,  
Plan 1 ..... 7 Ft.





## The Aimer •

PLANNED WITH AND WITHOUT BASEMENT



PLAN 1, WITH BASEMENT  
24,562 CUBIC FEET

The picture is effective and portrays good Colonial design. The floor arrangement was carefully planned for comfort and good ventilation and the maximum of economy and utility. The attached garage is an added convenience. Planned with and without basement.



PLAN 2, WITHOUT BASEMENT  
19,950 CUBIC FEET

Note that in Plan 2 Dining Room and Fireplace are omitted and Utility Room and Dining Space added.

Ceiling Height ..... 8 Ft. 2 In.  
Height of Basement, Plan 1..... 7 Ft.





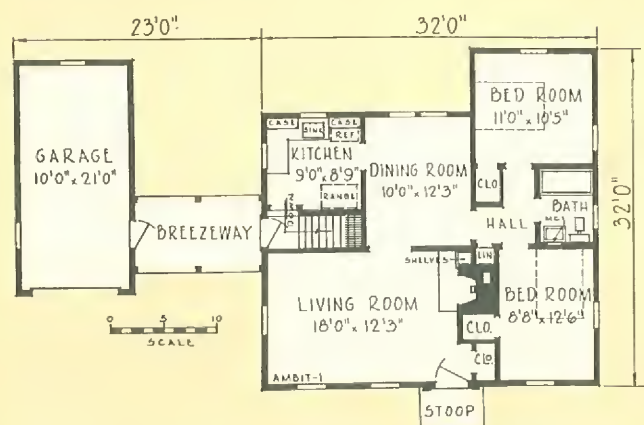
## The Ambit •

WITH ATTACHED GARAGE  
AND BREEZEWAY

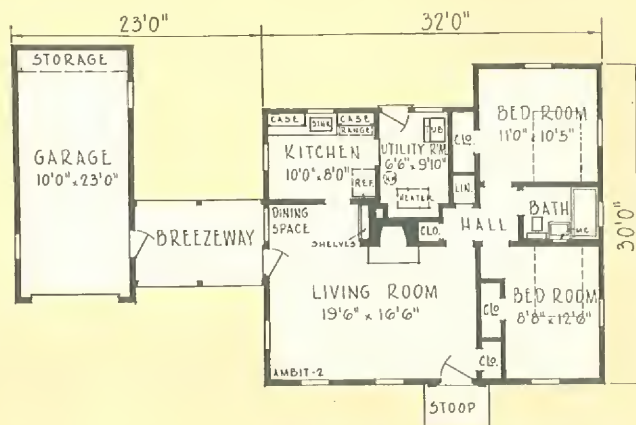
All the desirable features and all the recognized appeal of the traditional Cape Cod are retained and expressed by this home. The attached garage and breezeway are modern features so much in demand. Plans are available with or without basement.

Ceiling Height ..... 8 Ft.

Height of Basement, Plan 1..... 7 Ft.



PLAN 1, WITH BASEMENT  
20,985 CUBIC FEET



PLAN 2, WITHOUT BASEMENT  
16,435 CUBIC FEET





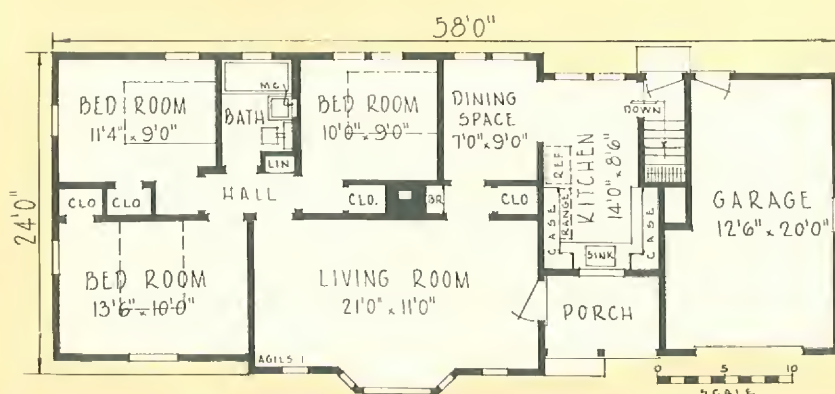
## *The Agils •*

FOR A WIDE LOT

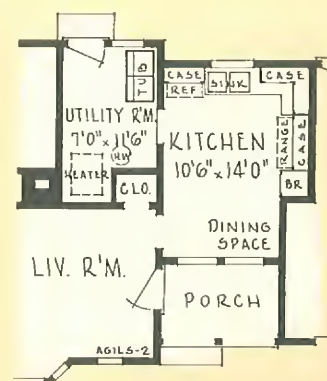
Ceiling Height .....8 Ft. 2 In.

Height of Basement, Plan 1.....7 Ft.

A three bedroom home designed in good taste and popular appeal. There is a wealth of convenience and comfort built within its walls. Plans are available either with or without basement. When ordering specify whether Plan 1 or Plan 2 is wanted.



PLAN 1, WITH BASEMENT  
23,935 CUBIC FEET



PLAN 2, WITHOUT BASEMENT  
18,865 CUBIC FEET



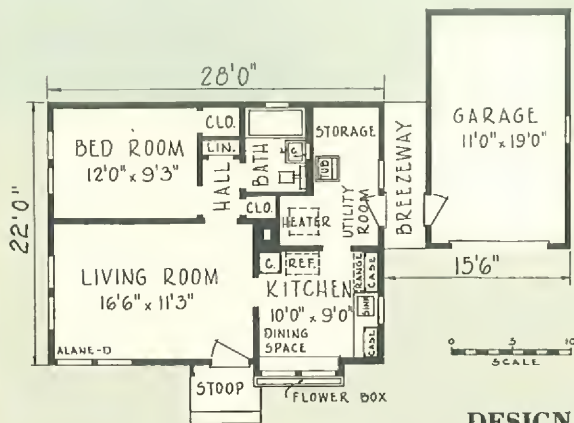


DESIGN A

# *The Alane*

SEVEN VARYING EXTERIORS FOR SAME BASIC FLOOR PLAN

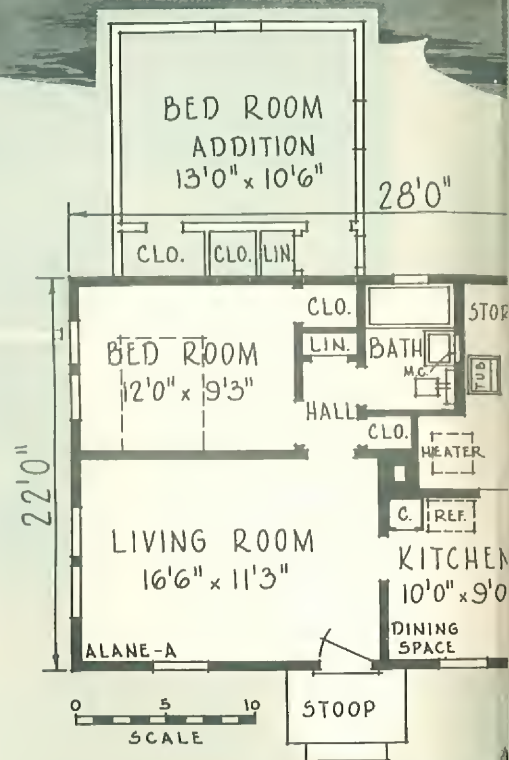
When ordering working plans be sure you specifically mention whether you want Design A-B-C-D-E-F or G.



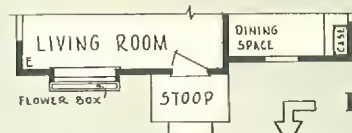
DESIGN D



«»  
CEILING HEIGHT  
8 FT.  
All Plans Are Without  
Basement, But Include  
Utility Room.  
«»



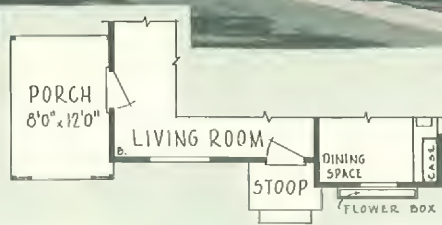
BASIC FLOOR PLAN



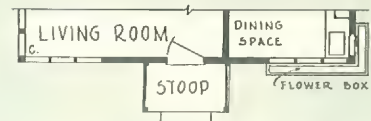
DESIGN E







DESIGN B



DESIGN C

• CUBIC CONTENTS •

DESIGN A	.....8,720 CU. FT.
DESIGN B	.....8,970 CU. FT.
DESIGN C	.....8,350 CU. FT.
DESIGN D	.....8,395 CU. FT.
Garage	.....2,160 CU. FT.
DESIGN E	.....8,835 CU. FT.
DESIGN F	.....8,405 CU. FT.
DESIGN G	.....8,365 CU. FT.

«»

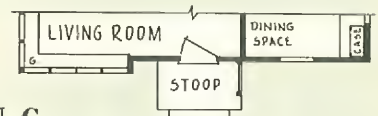
BED ROOM  
ADDITION ....2,450 CU. FT.

*BUILD THE EXTRA BED ROOM NOW OR IN THE FUTURE*

The seven original and attractive homes with the basic floor plan illustrate the essential requirements of the newly-weds of today; efficiency of layout, compactness for economy, ample room comfort and good design. The extra cost for the added bedroom can be saved for the future. Design "D" offers the convenience of an attached garage and breezeway. The discriminating builder will appreciate the possibilities offered by these small modern homes.



DESIGN F



DESIGN G



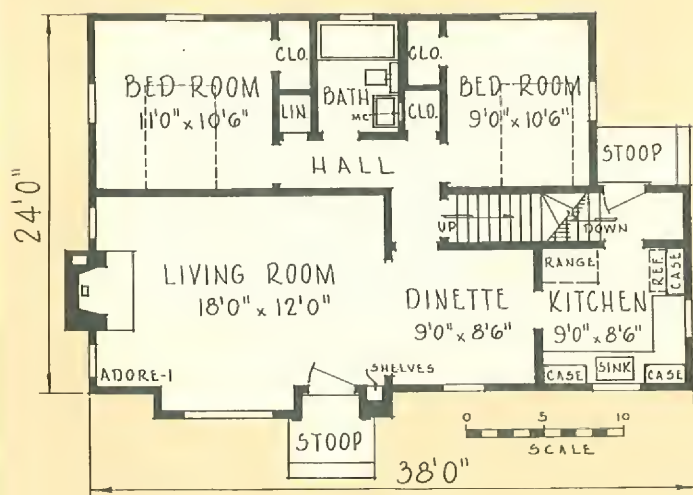




## The Adore •

HAS USABLE ATTIC SPACE

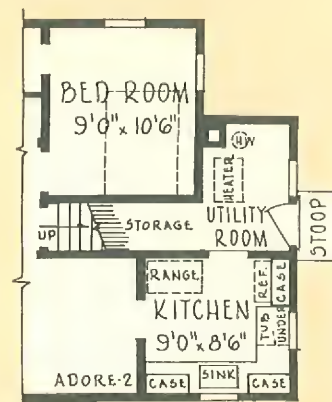
Designed effectively along simple modern lines, this home provides five large cross-ventilated rooms fully equipped with all conveniences. Plans provide either basement or utility room.



PLAN 1, WITH BASEMENT  
17,095 CUBIC FEET

«»  
Blue-print plans are available both straight and reverse for all homes shown in this book.

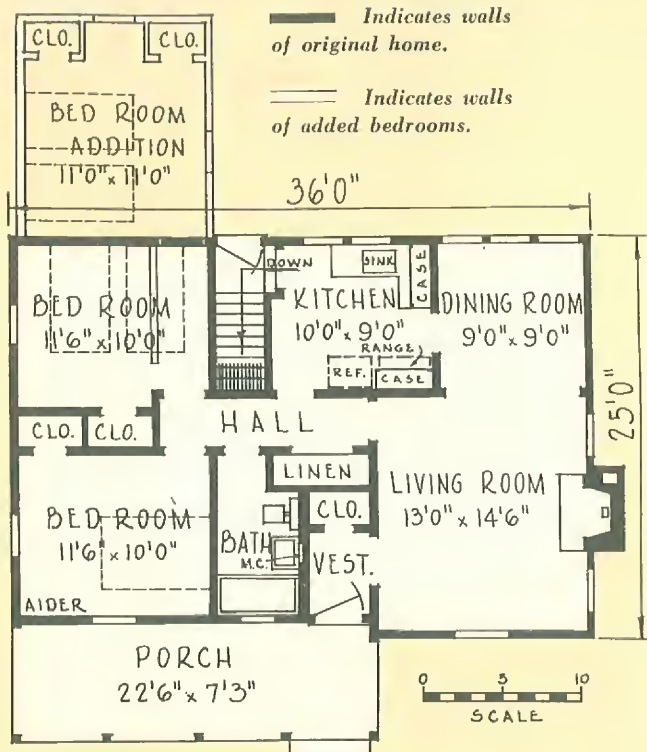
«»



PLAN 2  
WITHOUT BASEMENT  
13,250 CUBIC FEET

Ceiling Height ..... 8 Ft.  
Height of Basement, Plan I..... 7 Ft.





## The Aider •

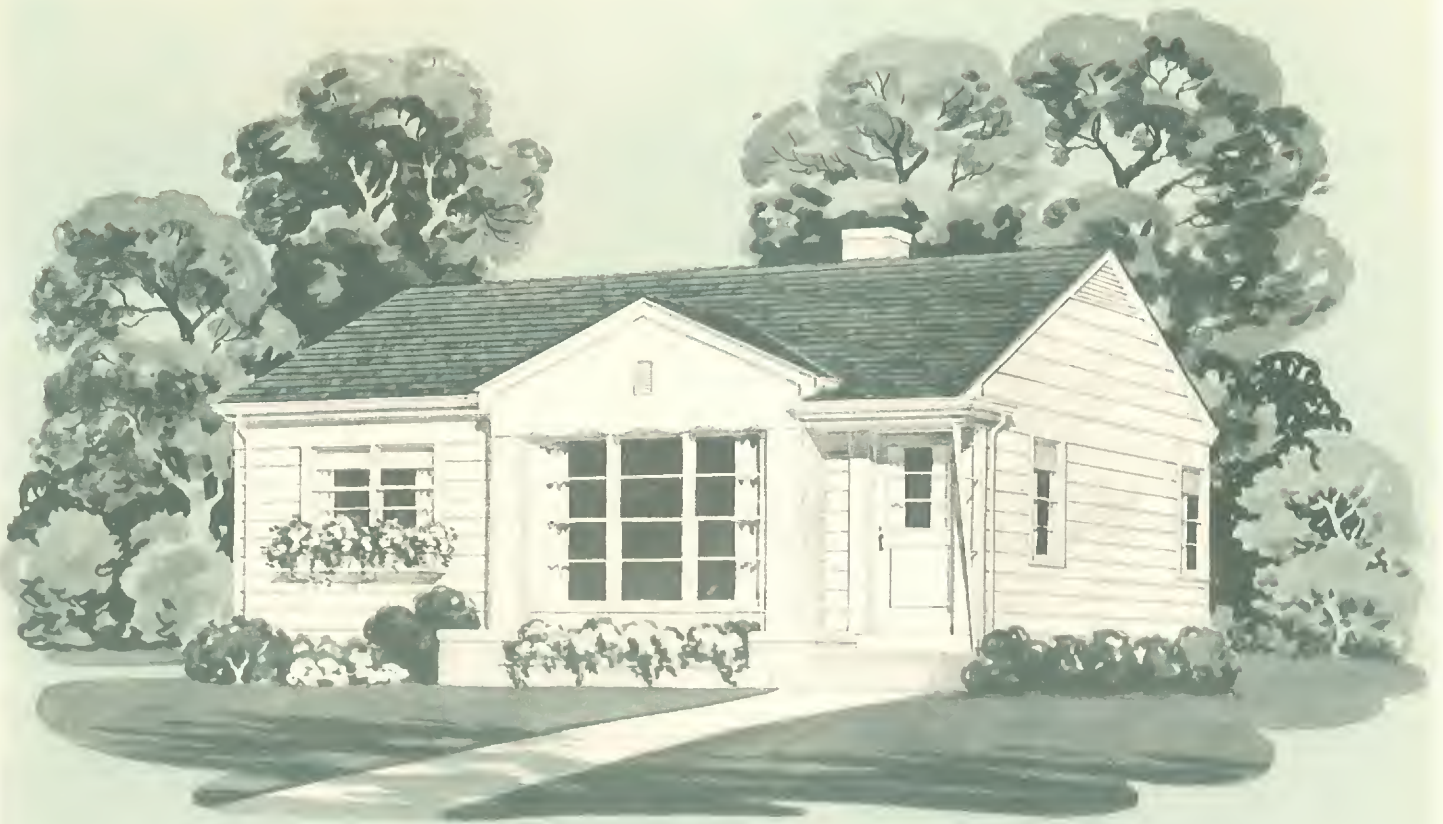
### OPPORTUNITY FOR A BED ROOM ADDITION

The plan of this attractive Colonial home is most interesting as the central hall enables one to enter directly to any room and the bath without passing through other rooms. It also provides an additional bedroom when required at some future date. The larger front porch is a feature desired by many. The kitchen and all rooms are fully equipped for comfort and convenience.

«»

Ceiling Height ..... 8 Ft.  
 Height of Basement ..... 7 Ft.  
 ORIGINAL HOME ..... 18,900 CU. FT.  
 BED ROOM ADDITION ..... 2,250 CU. FT.

«»



DESIGN A

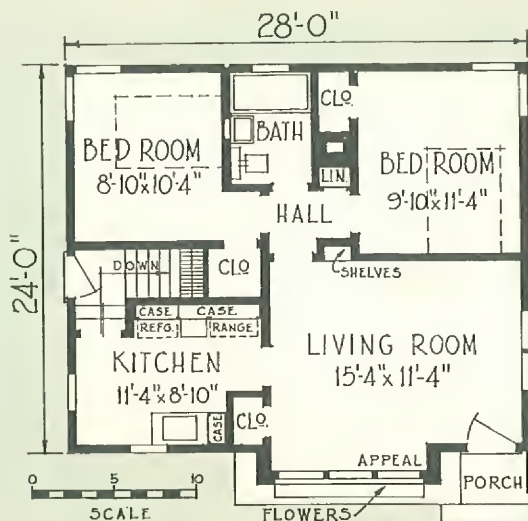
## The Appeal •

ONE BASIC FLOOR PLAN  
EIGHT ATTRACTIVE EXTERIORS

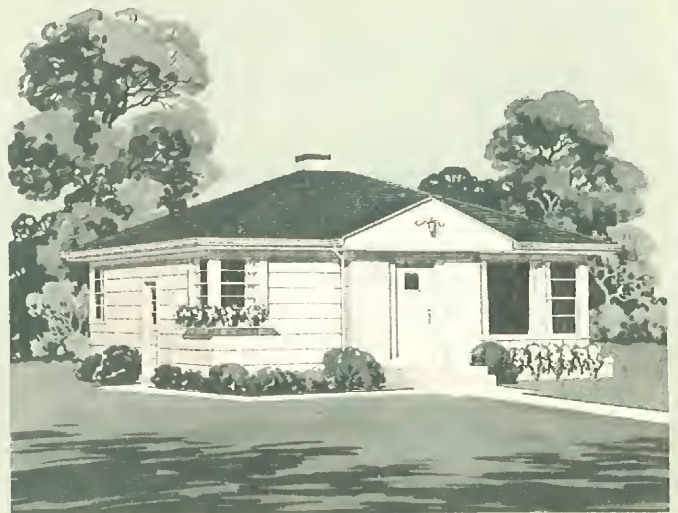
Ceiling Height ..... 8 Ft.

Basement Height ..... 7 Ft.

The same floor plan, the same layout and efficiency is provided in all eight exteriors shown on these two pages. Note the wide diversity in the exterior appearance of these homes, the built-in linen closet and the book shelves. All these plans provide for a full basement and dining space is provided in the kitchen. The simple rectangular design of this plan assures the utmost economy in construction.



AVERAGE CUBICAL CONTENTS  
12,725 CUBIC FEET



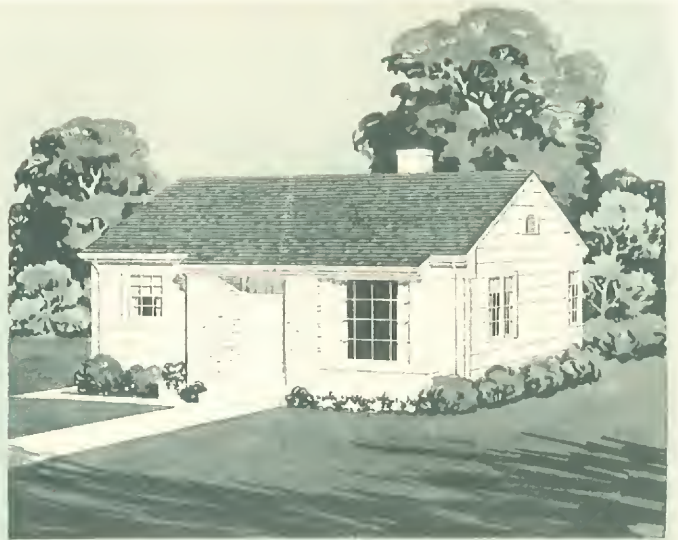
DESIGN B

See further alternate elevations on page 21





DESIGN C



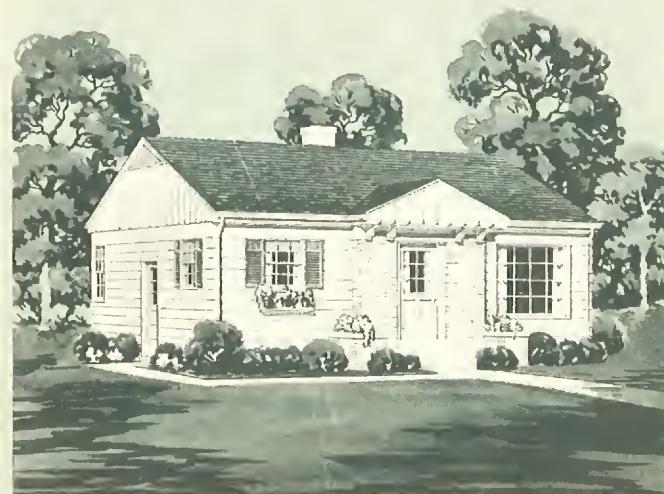
DESIGN D



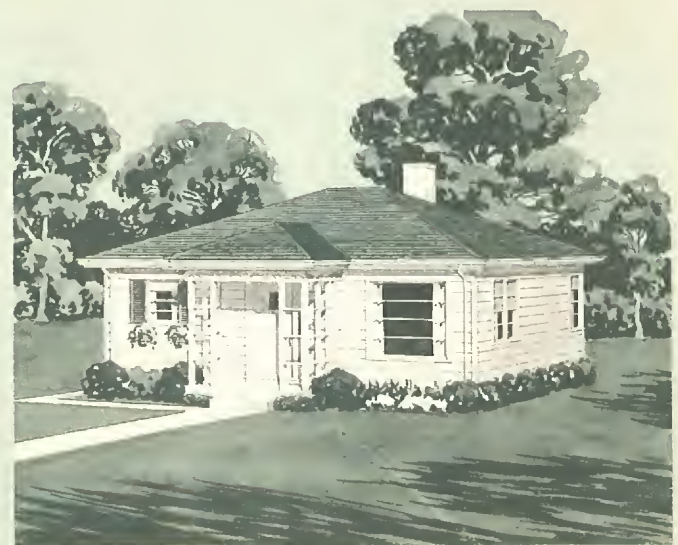
DESIGN E



DESIGN F



DESIGN G



DESIGN H

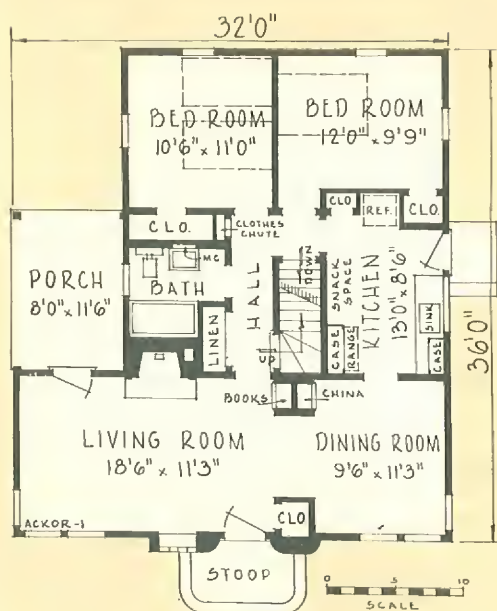
*Alternate Elevations for The Appeal*





## The Ackor •

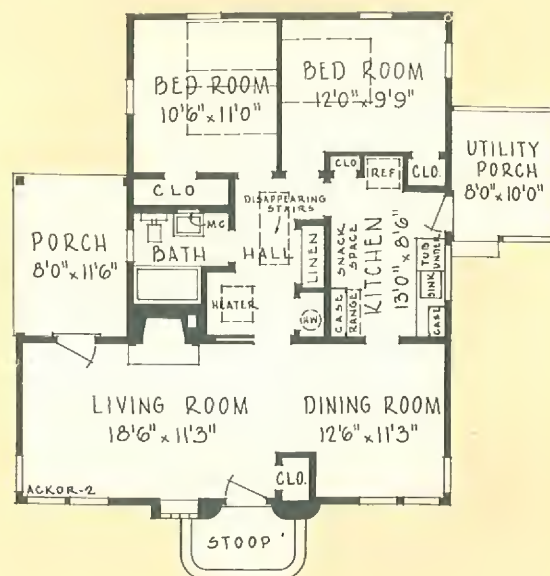
This complete five room home features the central hall which affords convenient access to all rooms. Bedrooms are cross-ventilated.



PLAN 1, WITH BASEMENT  
20,880 CUBIC FEET

Plan 2, designed for the South, has a central heating hall and utility porch. Note disappearing stairway to attic.

«»  
Ceiling  
Height ..... 8 Ft.  
Height of  
Basement,  
Plan 1..... 7 Ft.  
«»



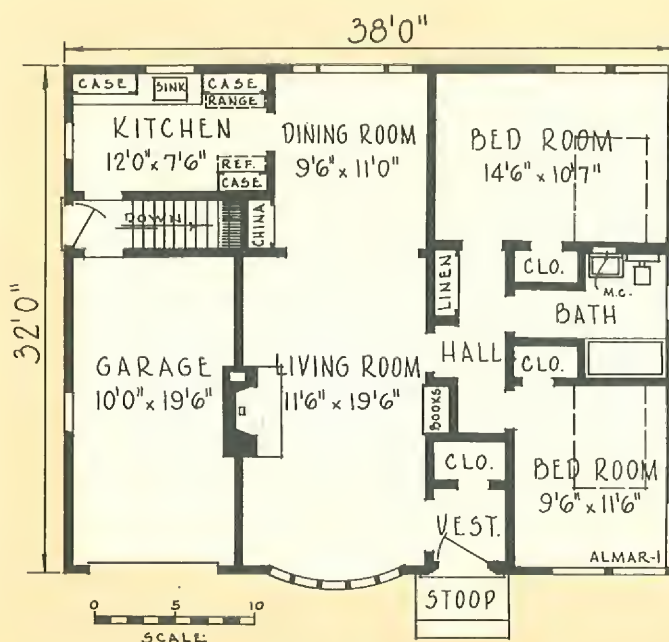
PLAN 2, WITHOUT BASEMENT  
16,520 CUBIC FEET



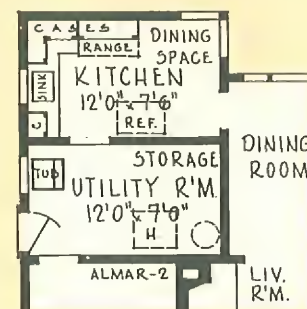


## The Almar •

The picture of this modern home speaks for itself. The floor plan features convenience, comfort and utility. The attached garage is an added convenience. Plans are obtainable with or without basement.



PLAN 1, WITH BASEMENT  
23,670 CUBIC FEET



PLAN 2  
WITHOUT BASEMENT  
18,265 CUBIC FEET

Ceiling Height .....8 Ft.  
Height of Basement, Plan 1.....7 Ft.



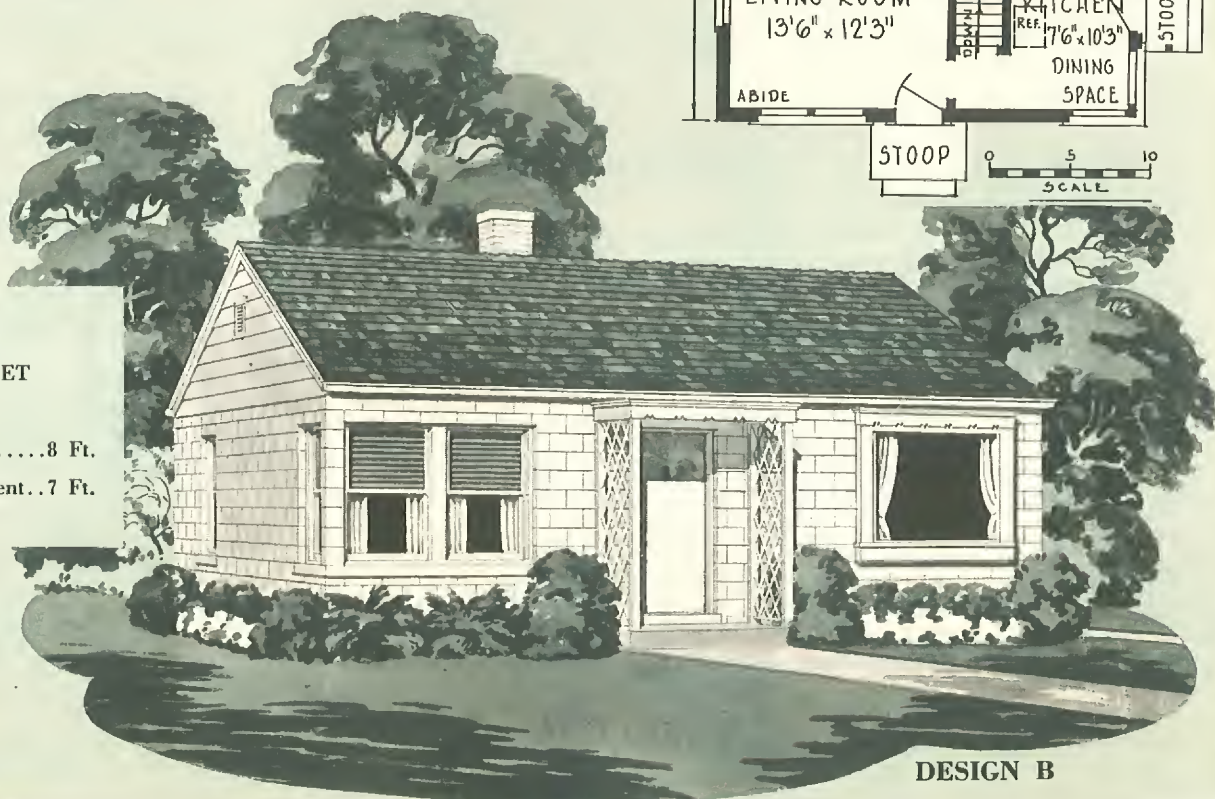
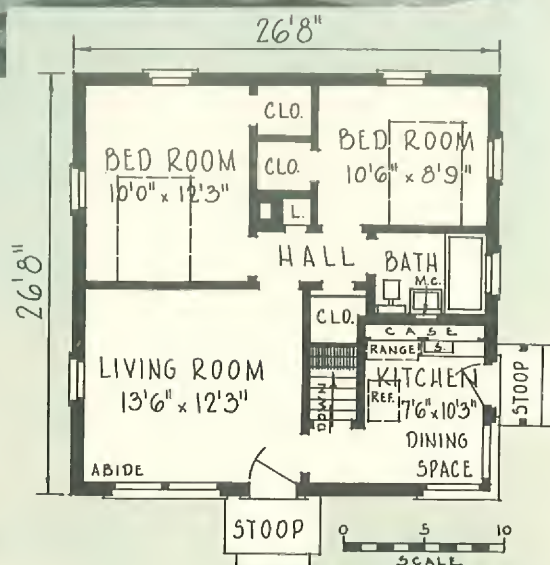


DESIGN A

## The Abide •

### CONCRETE BLOCK CONSTRUCTION

Four rooms, comfortably arranged into a square, economical plan assure the builder maximum value for every dollar of construction cost. One has a choice of either a hip or gable roof design.



DESIGN B

«»

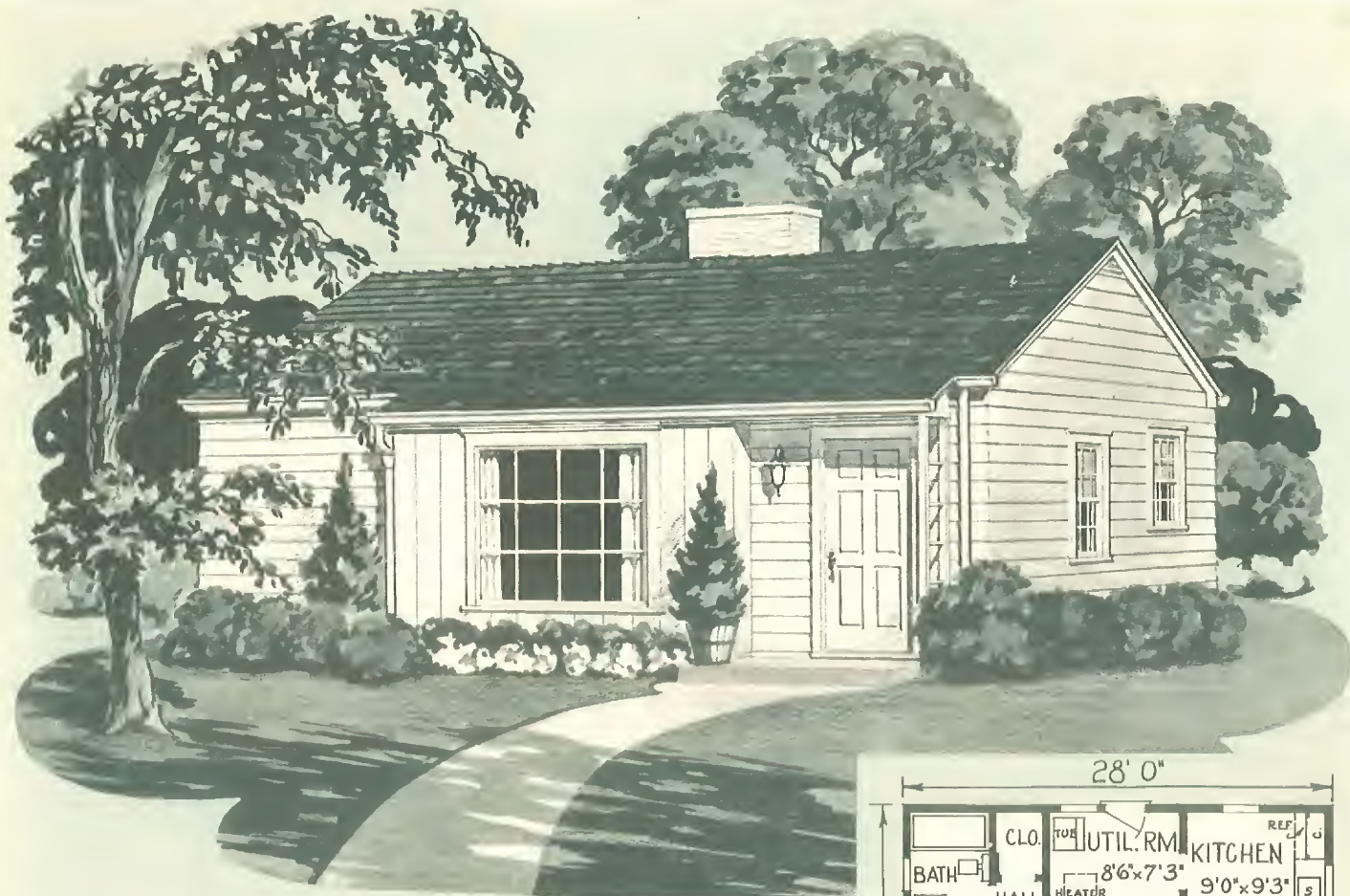
13,340  
CUBIC FEET

«»

Ceiling Height .....8 Ft.  
Height of Basement..7 Ft.

«»

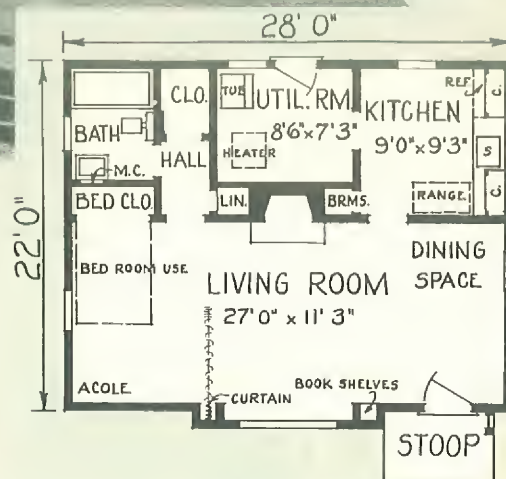




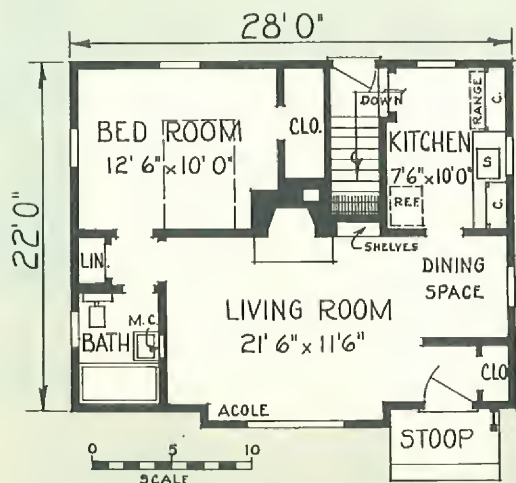
## The Acole •

### A CHOICE OF THREE PLANS

Designed in a modern attractive manner with large view window, fully equipped kitchen and all household conveniences. A comfortable home for a man and wife. Also consider its use as a guest home. Planned for the addition of a future bedroom to each plan.



PLAN 2, WITHOUT BASEMENT



PLAN 1, WITH BASEMENT

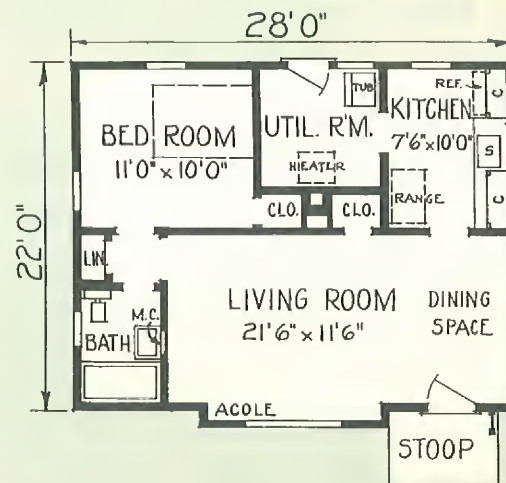
### CUBIC CONTENTS

PLAN 1, 10,840 CU. FT.  
PLAN 2, 7,700 CU. FT.  
PLAN 3, 7,700 CU. FT.

»»

CEILING HEIGHT FOR ALL PLANS.....8 FT.

Height of Basement,  
Plan 1 .....7 Ft.



PLAN 3, WITHOUT BASEMENT



# Small Two-Story Homes



16,650 CUBIC FEET

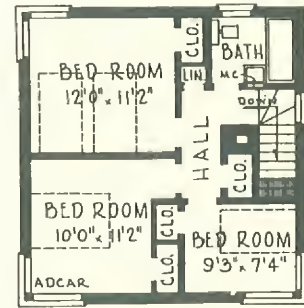
Ceiling Height, 1st Floor....8 Ft.

Ceiling Height, 2nd Floor...8 Ft.

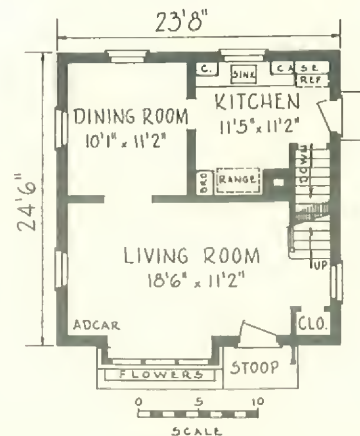
Height of Basement.....7 Ft.

## *The Adcar •*

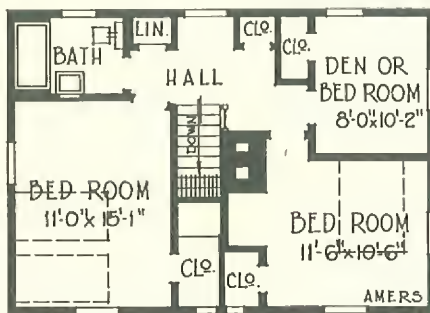
This attractive modern brick home occupies small ground space, yet the rooms are larger and as fully equipped for comfortable living as the most pretentious residence.



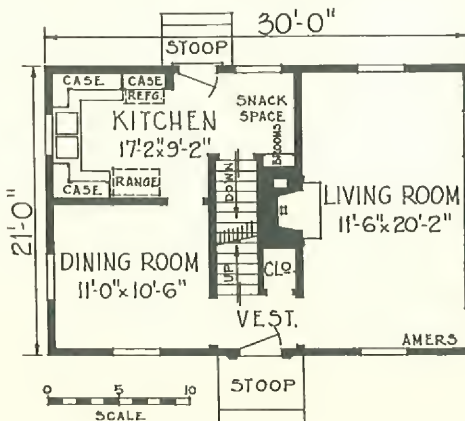
SECOND FLOOR



FIRST FLOOR



SECOND FLOOR



FIRST FLOOR



16,480 CUBIC FEET

Ceiling Height, 1st Floor.....8 Ft.

Ceiling Height, 2nd Floor.....7½ Ft.

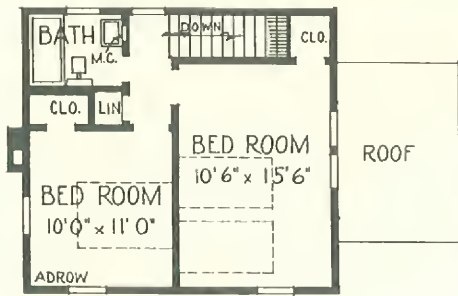
Height of Basement.....7 Ft.

## *The Amers •*

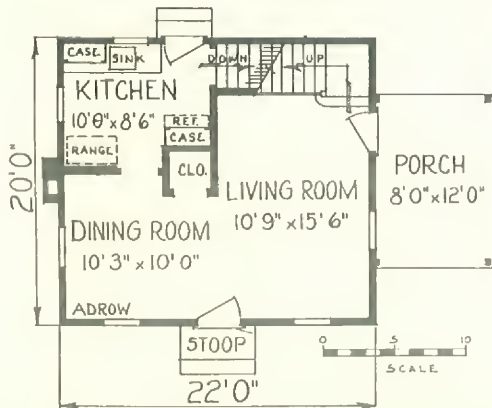
Typically Colonial, this garrison type, two story home utilizes to excellent advantage, every inch of available space. Although the floor plan is only 21' x 30' there are three bedrooms and ample closet space.



# Small Two-Story Homes



SECOND FLOOR



FIRST FLOOR



11,480 CUBIC FEET

Ceiling Height, 1st Floor.....8'0"

Ceiling Height, 2nd Floor.....7'6"

Height of Basement.....7'0"

## *The Adrow* •

This effective little Colonial design with its well-planned interior proves the fact that the square type of home offers most room space for the amount expended.



18,503 CUBIC FEET

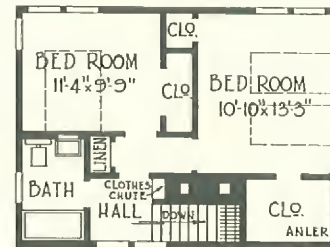
Ceiling Height, 1st Floor.....8 Ft.

Ceiling Height, 2nd Floor.....8 Ft.

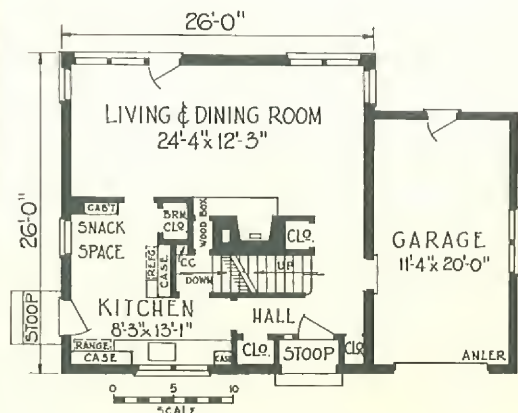
Height of Basement.....7 Ft.

## *The Anler* •

This modern Colonial home has many contemporary features. The first story and attached garage is of brick construction and the second story is of frame with horizontal siding.

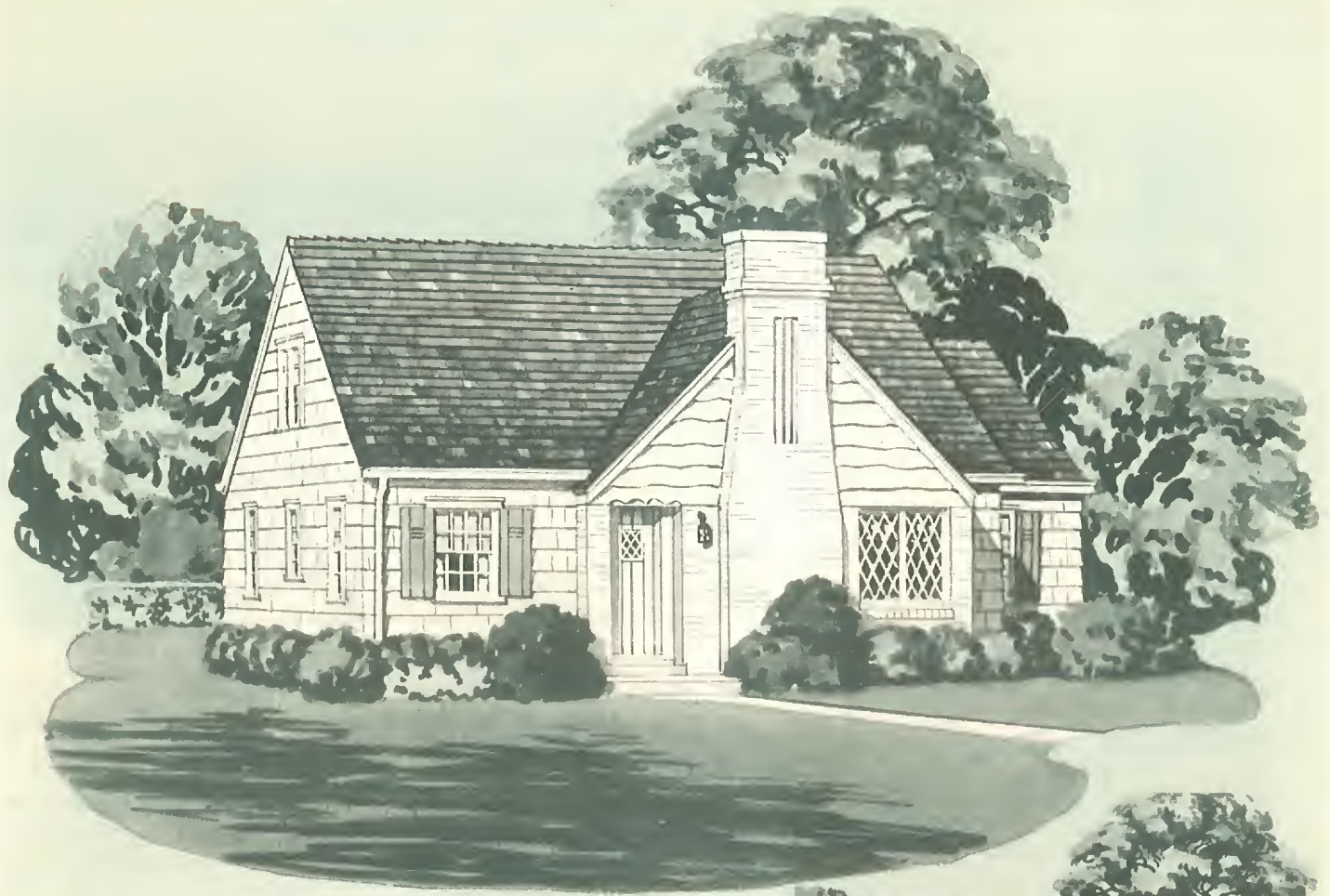


SECOND FLOOR



FIRST FLOOR

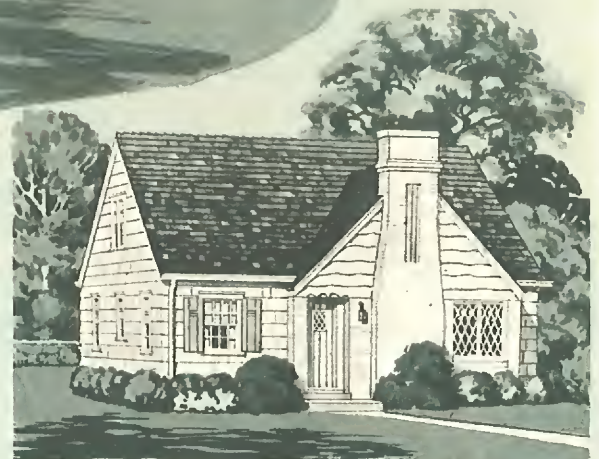




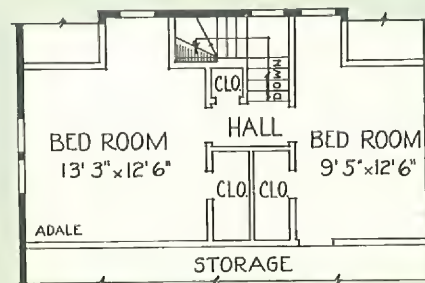
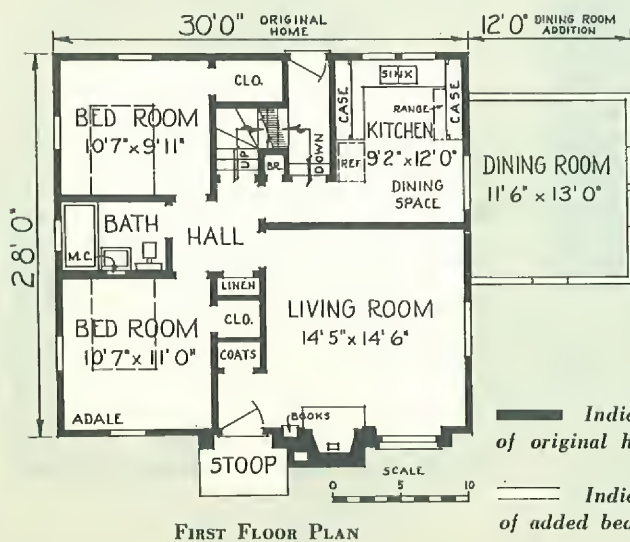
# The Adale •

CAN BE EXPANDED TO SEVEN ROOMS

Designed attractively to be a complete home for the small family, the future second floor rooms and added dining room are sufficient for the care of the growing family.



THE ORIGINAL HOME



SECOND FLOOR PLAN

Illustrating How Attic Space can be Converted to two Bed Rooms.

CUBIC CONTENTS OF ORIGINAL HOME  
18,975 CU. FT.

«»

CUBIC CONTENTS OF 2ND FLOOR ADDITION  
1,720 CU. FT.

«»

CUBIC CONTENTS OF DINING RM. ADDITION  
2,350 CU. FT.

«»

CEILING HEIGHTS  
1st Floor ..... 8 Ft.  
2nd Floor ..... 7½ Ft.  
Basement ..... 7 Ft.





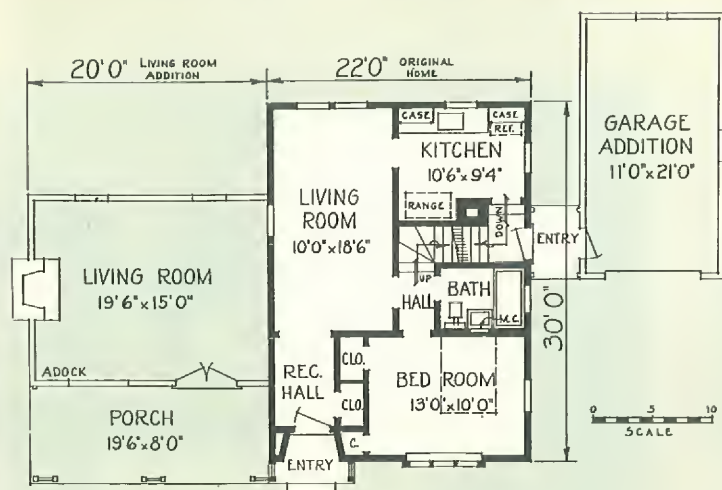
## The Adock •

PLANNED FOR EXPANSION

If this original home meets your present needs, why buy a larger home until you require it? In the meantime you can save money and interest for future use. Beginning with a house of three rooms, bath and closets, it is particularly planned for six rooms, two baths and garage for future use.



THE ORIGINAL HOME



FIRST FLOOR PLAN

CUBIC CONTENTS OF  
ORIGINAL HOME  
16,030 CU. FT.

«»

TO COMPLETE SECOND  
FLOOR ADD 660 CU. FT.

«»

TO INCLUDE LIVING  
ROOMS AND PORCH  
ADD 5,480 CU. FT.

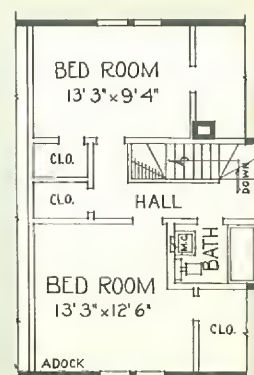
«»

TO INCLUDE BREEZE-  
WAY AND GARAGE  
ADD 2,760 CU. FT.

«»

CEILING HEIGHTS

1st Floor ..... 8 Ft.  
2nd Floor ..... 8 Ft.  
Basement ..... 7 Ft.



SECOND FLOOR PLAN

Illustrates placement of  
rooms, bath and closets for  
future use.

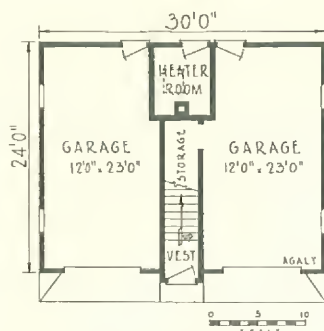
— Indicates walls  
of original home.

— Indicates walls  
of future additions.

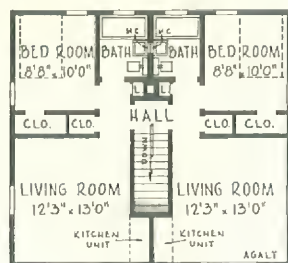


# GARAGE APARTMENTS

## *The Agalt* •

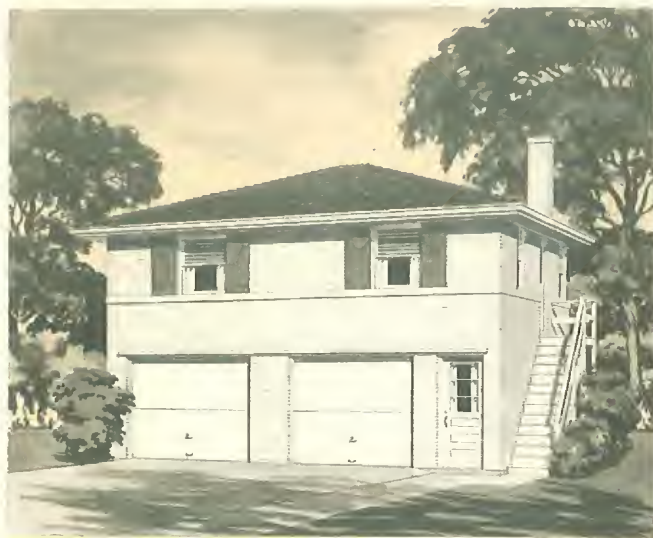


GARAGE FLOOR

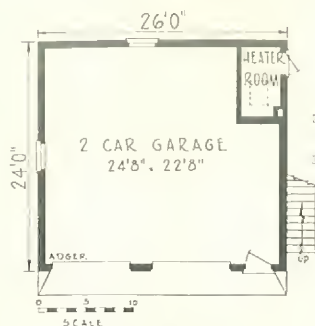


SECOND FLOOR

CEILING HEIGHTS: Garage.....8 Ft., Apartments.....8 Ft.  
14,890 CUBIC FEET



## *The Adger* •



GARAGE FLOOR

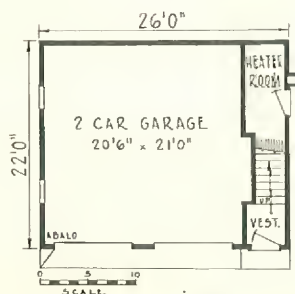


SECOND FLOOR

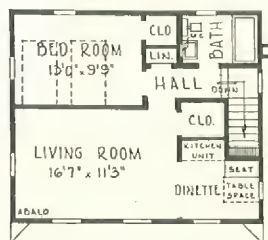
*Plans provide for  
Brick Construction*

CEILING HEIGHTS: Garage.....8 Ft., Apartment .....8 Ft.  
11,850 CUBIC FEET

## *The Abalo* •

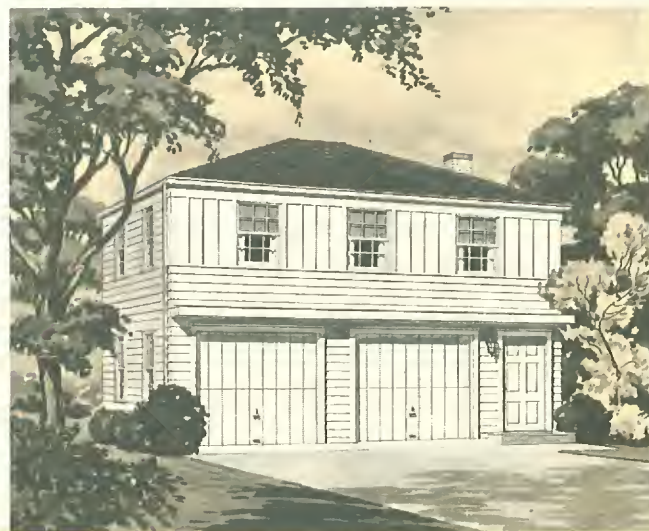


GARAGE FLOOR



SECOND FLOOR

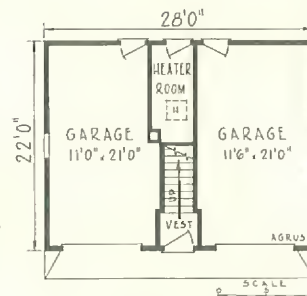
CEILING HEIGHTS: Garage.....8 Ft., Apartment .....8 Ft.  
10,580 CUBIC FEET



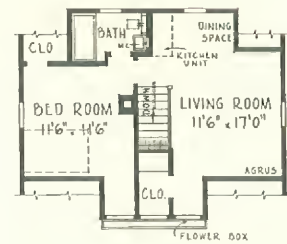


# GARAGE APARTMENTS

## *The Agrus •*



GARAGE FLOOR

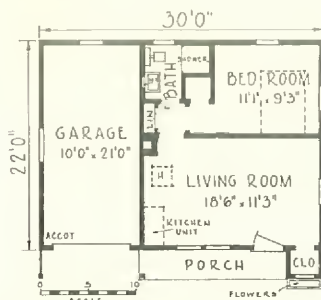


SECOND FLOOR

CEILING HEIGHTS: Garage.....8 Ft., Apartment .....8 Ft.  
10,780 CUBIC FEET

## *The Accot •*

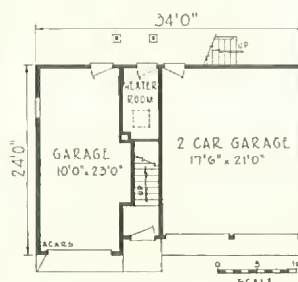
IDEAL AS A GUEST HOUSE



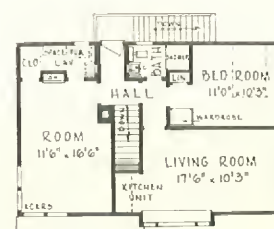
Ceiling Height.....8 Ft.  
7,720 CUBIC FEET



## *The Acars •*



GARAGE FLOOR



SECOND FLOOR

CEILING HEIGHTS: Garage.....8 Ft., Apartment .....8 Ft.  
14,300 CUBIC FEET





# The Amnor •

A SMALL INCOME HOME

This two-apartment home should appeal to those who seek the financial advantages obtained through ownership of rentable property. Each apartment has four ample rooms with the efficiency of five. The building, particularly adapted to a narrow lot, is simple of construction and of economical cost.

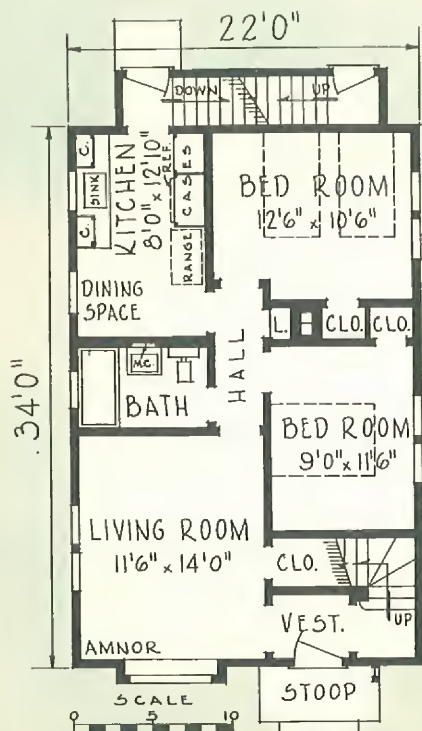
«»

21,150 CUBIC FEET

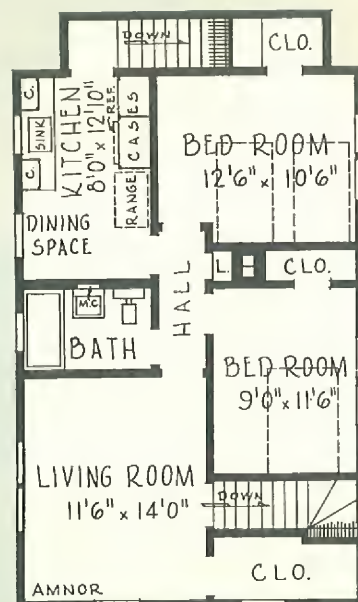
Ceiling Height, 1st Floor.....8 Ft.

Ceiling Height, 2nd Floor.....8 Ft.

Height of Basement.....7 Ft.



FIRST FLOOR APARTMENT



SECOND FLOOR APARTMENT





## ACCURATE PLANS are essential in building a home

**HOME BUILDING** is a complicated process in which a mistake means a loss in time, money and satisfaction. To build a satisfactory home—with no after regrets—we strongly recommend the use of carefully made, accurate blue-print working plans. It is essential, safe and economical to first construct the house on paper. Accurate plans and specifications must be submitted to a loaning agency for its approval when you apply for a mortgage loan on a new home.

**EXPERIENCED DESIGNERS.** Years of experience in house planning and construction and an architectural department composed of skilled draughtsmen, architects, and engineers are the elements upon which plans of the utmost accuracy and completeness in regard to design, strength, durability, and comfort and home conveniences are created.

**BLUE PRINT PLANS.** Our blue print plans include the following complete drawings for each design: Basement or foundation plan, first floor plan, second floor plan, front elevation, right side elevation, left side elevation, rear elevation, sections and detailed drawings, all necessary framing plans. All working plans are drawn to standard scales. Blue prints for each design are available.

**REVERSED PLANS.** Obviously, a plan designed for a lot facing east will not result in the best exposure when your lot fronts to the west. Plans of homes as illustrated in this book are available either as shown or reversed, as may be required.

**SPECIFICATIONS** are statements of particulars which tell what you are going to receive in materials and workmanship. Building contract forms are also available.

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\*Indicates homes designed to provide for future enlargement.  
NOTE: Figure in parenthesis after name of design indicates number of various plan possibilities available for that design.



